



CITY OF PLAINFIELD
PLANNING DIVISION
ZONING BOARD OF ADJUSTMENT
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NJ 07061



ADRIAN O. MAPP
MAYOR

D. Scott Belin, Chairman
Alejandro Ruiz, Vice Chairman

MEETING AGENDA
WEDNESDAY AUGUST 6, 2014 AT 7:00 P.M.
CITY HALL LIBRARY, 515 WATCHUNG AVENUE

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I. CALL TO ORDER

II. OPEN PUBLIC MEETING STATEMENT

"The annual schedule of this meeting has been duly noted in the Courier News and the Star Ledger. In addition, a copy of the notice is posted in the City Clerk's office, the Planning Division office and the City's website in accordance to the regulations of the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq.

This is a regularly scheduled meeting of the Board.

III. ROLL CALL

IV. MINUTES – none

V. PUBLIC COMMENTS ON NON-AGENDA ITEMS – Limited to 2 minutes maximum per comment (Subject to change by the Board Chairman)

VI. RESOLUTION (MEMORIALIZATION(S))

1.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-11	Walter Ramos	515 Grant Avenue	555	26	R3 Low Moderate Density Residential Zone

- The applicant is seeking an Appeal of the Zoning Officer and Determination that the second story deck must be removed.

VII. DEVELOPMENT APPLICATION(S)

1.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-12-14	Edgar Solano, of Solano's Auto Repair	414-418 Madison Avenue	702	6	MU Mixed Use Zone District

- The applicant is requesting waivers from completeness checklist requirements, a "D1" use variance, relief from lot coverage requirement, relief from parking requirements, relief from supplementary zoning regulations, and waiver request from design and performance standards, preliminary and final site plan approval to expand an existing non-conforming use by proposing to construct a 1,229 square foot detached steel canopy in front of a 2,056 square foot, 1.5 story automobile repair shop.

2.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-13-11	M&W Towing Services, LLC	413-421 West 2 nd St. / 201-205 New St.	243	1	MU Mixed Use Zone District

- The applicant is requesting waivers from the completeness checklist requirements, a "D1" use variance and preliminary site plan approval to expand an automobile body shop to include automobile repair services, automobile towing, and automobile storage.

3.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-07	PSEG	211-223 West Second Street	245	2	TODD/CBD Transit Oriented Development Downtown/Central Business District

- Final Site Plan Review for Plainfield substation on **West Second Street**.

4.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-08	PSEG	1214-1244 South Second Street	117	2	LI Light Industrial

- Final Site Plan Review for Plainfield substation on **South Second Street**.

5.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-13	Goodland Estates, LLC	959-961 West Fourth Street	548	7	R4 Moderate Density Residential Zone

- The applicant is requesting relief from bulk requirements to construct a two-family dwelling.

VIII. OLD BUSINESS - none

IX. NEW BUSINESS

1.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-25	EMES Pharmacy, LLC c/o Sham	1405-1479 South Avenue	624	13	NC Neighborhood Commercial

- The applicant is seeking an Appeal of the Zoning Officer and Determination to permit "Pharmaceutical Recycling" operation use.

2. The next regularly scheduled meetings of the board will be held on **Wednesday SEPTEMBER 3, 2014**; October 1; November 5; and December 3, 2014.

X. ADJOURNMENT

NOTE: The Board will not hear any cases after 10:30 P.M. All documents are available for inspection at the City Hall, Division of Planning, Second Floor-Room 202, 515 Watchung Avenue between 9:00 A.M. to 4:30 P.M. For further assistance please call (908) 753-3486.

Phone: (908) 753-3486 * Fax: (908) 226-2587
Website: www.plainfieldnj.gov