



**CITY OF PLAINFIELD**  
**ZONING BOARD OF ADJUSTMENT**  
**515 WATCHUNG AVENUE, ROOM 202**  
**PLAINFIELD, NJ 07061**  
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**ADRIAN O. MAPP**  
**MAYOR**

**D. Scott Belin, Chairman**  
**Alejandro Ruiz, Vice Chairman**

**MEETING AGENDA**  
**WEDNESDAY FEBRUARY 5, 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**

"This meeting has been duly advertised in accordance with the Open Public Meetings Act, 10:4-6 et seq. The annual schedule of board meetings has been published in The Courier-News and The Star Ledger. In addition, copies of the notice have been posted in the City Clerk and Planning Division offices. This is a regularly scheduled meeting of the Board.

**III. ROLL CALL**

**IV. MINUTES – October 2, 2013 and December 4, 2013**

**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)) - none**

**VII. DEVELOPMENT APPLICATION(s)**

1.

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
ZBA-13-06	Dawn to Dusk Christian Childcare & Learning Center	1500-1512 West Third Street	146	7	R-4 Moderate Density Residential Zone

- This application was deem complete on January 2, 2014. The applicant is requesting a use variance, relief from parking requirements, preliminary and final site plan approval to expand of an existing non-conforming use. The applicant is proposing a 1,127 square foot, second-story addition to a 9,903 square foot, two-story child day care center. The addition consists of two (2) classrooms will increase the capacity of students from 95 to 125 children.

2.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-13-23	Ian Plotkin	1819-1821 Watchung Avenue	933	20	R-2 Low Density Residential Zone

- The applicant was deemed complete on January 2, 2014. The applicant is proposing to remove an 8' x 14' wood deck and a 14' x 15' concrete patio in the rear yard and install a 17' x 22.5' wood deck and brick paver patio. The existing deck is "pre-existing non-conforming" since it is 2.8' from the eastern side yard lot line. The new deck is proposed to be the same distance from the side yard lot line, hence the variance condition.

3.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-13-20	The Queen City Academy Charter School	801-817 West 7 <sup>th</sup> Street/700-734 Grant Avenue	533	8	R-3 Low/Moderate Density Residential Zone

- The applicant is proposing to remove 202 linear feet of front yard eight foot high chain link fence along Grant Avenue and replace it with six foot high ornamental fencing. This proposal requires relief from requesting relief from § 17:9-29.A.1 of the city land use ordinance (LUO), chain link fences are prohibited in front yards in all zone districts whereas the maximum height permitted is four feet. Also, the applicant is proposing to install a 117 square foot red, aluminum panel, and wall mounted sign with vinyl lettering on the front façade of the building facing Wet Seventh Street. This proposal requires relief from § 17:9-51.F1 due to the size of the proposed sign and lettering.

4.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-01	130-132 North, LLC, c/o Daniel Rivera	130-132 North Avenue	314	7	NAHD North Avenue Historic District Zone

- The applicant is seeking for a certificate of nonconformity for commercial/retail use on the first floor and six (6) residential apartments above.

**VIII. OLD BUSINESS - none**

**IX. NEW BUSINESS**

1. Review and discuss Variance Flow Chart
2. The next regularly scheduled meetings of the board will be held on **Wednesday March 5, 2014**; April 2; May 7; June 4; July 2; August 6; September 3; 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](http://www.plainfieldnj.gov)