



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 APRIL 2, 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 – 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-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-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.

VII. DEVELOPMENT APPLICATION(s)

1.

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.

2.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-03	829 South, LLC, c/o Richard Dunn	829-925 South Avenue	645	14 and 15	TODN/TSC Transit Oriented Development-Netherwood/Train side Commercial Zone

- The applicant is seeking a Certification of Nonconformity for a continuation of a retail use in the TODN-TSC zone.

VIII. OLD BUSINESS - none

IX. NEW BUSINESS

1. The next regularly scheduled meetings of the board will be held on **Wednesday May 7, 2014**; 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