



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 MAY 7, 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-13-23	Ian Plotkin	1819-1821 Watchung Avenue	933	20	R-2 Low Density Residential Zone

- 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 resolution for memorialization is to dismiss this application with prejudice for a Certification of Nonconformity for a continuation of a retail use in the TODN-TSC zone.

VII. DEVELOPMENT APPLICATION(S)

1.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-09-23	Del International	709-711 West Front Street	238	15	MU Mixed Use Zone District

- The applicant is requesting a use variance to expand an existing non-conforming use by converting an existing vacant two-story building to five (5) residential apartments. There already exists on-site a two-story building containing 13 residential apartments.

2.

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

- The applicant is requesting waivers from 4 completeness checklist items, a use variance, relief from bulk requirements, relief from supplementary zone requirements, waivers from design and performance standards, preliminary, final site plan approval for the reconfiguration and upgrade of PSE&G's Plainfield substation on **West Second Street**.

3.

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

- The applicant is requesting waivers from 4 completeness checklist items, a use variance, relief from bulk requirements, relief from supplementary zone requirements, waivers from design and performance standards, preliminary, final site plan approval for the reconfiguration and upgrade of PSE&G's Plainfield substation on **South Second Street**.

4. 1017-1025 Field Avenue, Block 744, Lot 2.03 and 1027-1033 Field Avenue, Block 744, Lot 2.02 (Application No.ZBA-04-09) – The applicant is requesting an amendment to the site plan approval.

VIII. OLD BUSINESS - none

IX. NEW BUSINESS

1. Review and Adopt a Resolution of Appreciation for Services Rendered and In Recognition of the Passing of Zoning Board of Adjustment Member Melvin D. Cody

2. The next regularly scheduled meetings of the board will be held on **Wednesday June 4, 2014**; 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.