



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



ADRIAN O. MAPP
MAYOR

D. Scott Belin, Chairman
Alejandro Ruiz, Vice Chairman

ZONING BOARD OF ADJUSTMENT
WEDNESDAY JUNE 3, 2015 AT 7:00 P.M.
PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE
MEETING AGENDA
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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 with 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. PUBLIC COMMENTS ON NON-AGENDA ITEMS – Limited to 2 minutes maximum per comment. (Subject to change by the Board Chairman)

V. MINUTES – October 1, 2014 and November 5, 2014 and December 3, 2014

VI. RESOLUTION (MEMORIALIZATION(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 was granted waivers from completeness checklist requirements, a "D2" 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 51' x 24' x24'-8" freestanding canopy in front of an 2,056 square foot, 1.5 story automobile repair shop.

2.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-38	Plainfield Madison Park, LLC	305-323 East Front Street	323	6.01	TODD/TD Transit District Zone

- The applicant was denied relief waivers from completeness checklist items, relief from a d (4) "floor area ratio" variance, a d(5) "density" variance, a d(6) "height" variance, relief from bulk requirements, relief from supplementary zone regulations, waivers from design and performance standards, preliminary and final site plan approval for the construction of a six-story mixed-use commercial /residential building with 69 parking spaces. The first floor will contain 12,821 square feet of commercial, and the upper five floors will contain 100 age restricted residential apartments for 80 one-bedroom and 20 two-bedroom units.

3.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-15-05	Diana McCague	55 Laramie Road	730	10	R-3 Low/Moderate Residential Density Zone

- The applicant was denied relief from completeness checklist waiver and relief from 17:9-34E of the Land Use Ordinance "If a garage is demolished, a new garage must be constructed within one (1) of the obtaining of a demolition permit." But granted an extended period of time to construct a garage.

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-15-01	H & S Fuel Inc., c/o Ramon & Jill Adoni	1100 South Avenue	623	1	TODN-TSC-Train Side Commercial District Zone

- The applicant is requesting all interpretation of the zoning ordinance to continue an automobile repair facility use. The property is located in the TODN-TSC zone district which does not permit automobile repair facilities.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-15-07	Lawrence A. Vastola Vastola, Fackelman & Sullivan	710-716 Belvidere Avenue	903	2	R-NH Netherwood Heights Historic District

- The applicant is requesting waivers from completeness checklist requirements, and relief from six (6) bulk requirements of the R-NH Netherwood Heights Historic District. Also, proposing to construct a 2.5 story single family dwelling on an existing concrete slab. The new single-family dwelling will replace a single-family dwelling that was destroyed by fire.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-12-33	109 East 4 th Street, LLC	109 East 4 th Street	840	8	CBD Central Business District

- The applicant is requesting relief from zone requirements to construct a parking lot accessory to an existing eight (8) unit apartment complex.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-15-04	Dimitris Pierce & Kesi Diaz	827 Third Place	829	14	R-CA Crescent Area Historic District Zone

- The applicant is requesting waivers from completeness checklist requirements, and relief from permitted lot coverage requirements to construct an in-ground swimming pool with patio in the rear yard.

5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-15-08	Greater Refuge Church Inc. c/o Kelvin Randolph	600 Grant Avenue	552	7	

- The applicant is requesting relief from bulk requirements to install a LED (Light-emitting diode) sign which uses intermittent electrical pulsation.

6)

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.

7)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-12-01	Plainfield South Avenue Center, Inc.	1405-1479 South Avenue	624	13	NC Neighborhood Commercial Zone

- The applicant is requesting an appeal of the Zoning Officer's decision, a certificate of non-conformity and relief from 29 sign standards to retain two existing pylon signs and to install wall signs.

8)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-15-16	Union County College	225 Roosevelt Avenue	307	1.01	TODD/CD Transit Oriented Development Downtown/College District Zone

- The applicant is requesting relief from bulk requirements to permit a fifty-six (56) square foot sign facing Roosevelt Avenue.

9)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-31	314-316 Terrill Road, LLC	314-316 Terrill Road	458	40	R-2 Low Density Residential Zone

- The applicant is requesting relief from R-2 bulk requirements to construct first and second floor additions to a one-family dwelling.

10)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-08-01	Sumo Urban Renewal Corporation	1024-1034 South Avenue	622	5	R-3 Low/ Moderate Density Residential Zone District

- Discussion on revised South Avenue elevations.

11)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-19	Jose Mora	1116 West Front Street	221	18	R-4 Moderate Density Residential Zone

- The applicant is requesting waivers from completeness checklist requirements, a d(2) "expansion of a nonconforming use" variance, a d(5) "increase in permitted density" variance, relief from one (1) R-4 bulk requirement (maximum permitted lot coverage), relief from supplementary zone regulations, waivers from design and performance standards, preliminary and final site plan approval to convert a four-unit residential apartment building to a 6-unit residential apartment building with fifteen (15) on-site parking spaces are proposed.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board will be held on **Wednesday July 1, 2015 (On May 6, the board cancelled this meeting date)**; August 5; September 2; October 7; November 4; and December 2, 2015

NOTE 2: 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.

ZBA meeting,6/3/2015