



**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**

**ZONING BOARD OF ADJUSTMENT**  
**WEDNESDAY MAY 6, 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 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. PUBLIC COMMENTS ON NON-AGENDA ITEMS** – Limited to 2 minutes maximum per comment. (Subject to change by the Board Chairman)

**V. MINUTES** – September 3, 2014 and October 1, 2014

**VI. RESOLUTION (MEMORIALIZATION(S))** - none

**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 application was deemed complete on September 23, 2014. The applicant is requesting 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 is requesting 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-15-04	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.

4.

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 is requesting 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."

5.

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 Certificate of Nonconformity to continue the automobile repair facility use. The property is located in the TODN-TSC zone district which does not permit automobile repair facilities.

**VIII. OLD BUSINESS - none**

**IX. NEW BUSINESS**

1. Review and adoption of the Boards 2014 Annual Report

**X. ADJOURNMENT**

**NOTE 1:** The next regularly scheduled meetings of the board will be held on **Wednesday June 3, 2015**; July 1; 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.