

**REORGANIZATION OF THE
ZONING BOARD OF ADJUSTMENT MEETING
WEDNESDAY JANUARY 22, 2015 AT 7:00 P.M.
PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE
AGENDA**

* * * *

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. REORGANIZATION

V. MINUTES – May 7, 2014; June 4, 2014 and August 6, 2014 (To be distributed at the meeting)

VI. RESOLUTION (MEMORIALIZATION(S))

1.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-13	Goodland Estates, LLC	959-961 West Fourth Street	548	7	R4 Moderate Density Residential Zone

➤ The applicant is requesting relief from bulk requirements site plan approval, to construct a two-family dwelling.

2.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-13-35	GD Management, LLC	115-117 East Sixth Street	838	5	TODD-CLAD Cleveland Arts District Zone

➤ The applicant is requesting waivers from the completeness checklist requirements, a “D2” use variance, relief from bulk requirements, relief from supplementary zoning regulations, preliminary and final site plan approval to expand an existing three-family apartment building. Apartment buildings are not a permitted use in the TODD-CLAD zone.

3.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-14	MZ Homes, LLC	1263-1269 Marion Avenue	29	22	R3 Low/Moderate Density Residential

➤ The applicant is requesting waivers from completeness checklist requirements, and relief from bulk requirements to construct a single-family dwelling.

4.

Applicati on No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-34	Royal Aluminum Co., Inc.	300-320 Fillmore Avenue 538-558 East Third Street	304	6, 7, 8	MU Mixed Use Zone District

- The applicant is seeking a certificate of nonconformity for continuation proposal of a light manufacturing, warehousing distribution use.

VII. DEVELOPMENT APPLICATION(S)

1.

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.

2.

Applicati on 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 Zone District

- 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.

VIII. OLD BUSINESS - none

IX. NEW BUSINESS

1. Review and Adoption of the Board's 2015 meeting schedule
2. Review Re: Request for Proposals for Land Use Services

X. ADJOURNMENT

NOTE: The Board will not hear any cases after 10:30 PM. 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.