



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 MARCH 4, 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 – none

VI. RESOLUTION (MEMORIALIZATION(S))

1.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-29	Fillmore Plainfield, LLC	116-122 Crescent Avenue	829	3	Crescent Area Historic District Zone

- The applicant was granted a certificate of a pre-existing nonconformity for continuation use for a seven (7) family residential apartment.

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

- 1) Reminder of Seminar locations for experienced board members (If interested)

IX. NEW BUSINESS

- 1) Joint meeting has been scheduled for Saturday March 7, 2015 from 10:00 A.M. to 12 Noon at the City Hall Library, 515 Watchung Avenue (parking in the city hall parking lot)
- 2) Update on Financial Disclosure Statement

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board will be held on **Wednesday April 1, 2014**; May 6; June 3; 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 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.

ZBA meeting.3/4/2015