



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 FEBRUARY 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. MINUTES – May 7, 2014 and June 4, 2014

V. RESOLUTION (MEMORIALIZATION(S)) - none

VI. PUBLIC COMMENTS ON NON-AGENDA ITEMS – Limited to 2 minutes maximum per comment. (Subject to change by the Board Chairman)

VII. DEVELOPMENT APPLICATION(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

- 12/30/14 received a fax from Alan B. Siegel, Esq. requesting adjournment to February 4, 2015 meeting
- The applicant is requesting a certificate of a pre-existing nonconformity for continuation use for a seven (7) family residential apartment.

2.

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.

3.

Applicati on No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-13-36	JCS Auto Repair, LLC	301-305 West Fourth Street 400-408 Madison Avenue and 307 West Fourth Street	702 702	4 3	MU Mixed Use Zone District

- The applicant is requesting waivers from completeness checklist items, a "D1" use variance, and preliminary site plan approval to renovate a 58' x 39' (2,262 square foot) vacant building to an automobile repair facility. The proposal requires a "D1" use variance because an automobile repair facility use is not permitted in the MU Mixed Use Zone District.

VIII. OLD BUSINESS - none

IX. NEW BUSINESS

- 1) Updated Board Members Directory for 2015
- 2) Seminar locations for experienced board members

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board will be held on **Wednesday March 4, 2015**; April 1; 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.2/4/2015