



**CITY OF PLAINFIELD**  
 DIVISION OF PLANNING OFFICE  
 515 WATCHUNG AVENUE, ROOM 202  
 PLAINFIELD, NJ 07060



**ADRIAN O. MAPP**  
 MAYOR

**D. SCOTT BELIN, CHAIRMAN**  
**ALEX RUIZ, VICE CHAIRMAN**

**ZONING BOARD OF ADJUSTMENT AGENDA**

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**DATE: WEDNESDAY OCTOBER 5, 2016**  
**TIME: 7:00 P.M.**  
**LOCATION: PLAINFIELD SENIOR CITIZEN CENTER**  
**400 EAST FRONT STREET, 1<sup>ST</sup> FLOOR**  
**PLAINFIELD, NEW JERSEY 07060**

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**I. CALL TO ORDER**

**NOTE:** CELLULAR PHONES ARE TO BE TURNED OFF DURING THE BOARD MEETING, UNLESS OTHERWISE STATED. (SUBJECT TO CHANGE BY THE BOARD CHAIRMAN)

**II. OPEN PUBLIC MEETING STATEMENT**

"THIS MEETING HAS BEEN DULY ADVERTISED IN ACCORDANCE WITH THE OPEN PUBLIC MEETINGS ACT, 10:4-6 ET SEQ. THE ANNUAL SCHEDULE OF BOARD MEETINGS HAS BEEN PUBLISHED IN THE COURIER-NEWS AND THE STAR LEDGER. IN ADDITION, COPIES OF THE NOTICE HAVE BEEN POSTED IN THE CITY CLERK AND PLANNING DIVISION OFFICES. THIS IS A REGULARLY SCHEDULED MEETING OF THE BOARD."

**III. ROLL CALL**

**IV. PUBLIC COMMENT(S) ON NON-AGENDA ITEMS** – Limited to 2 minutes maximum per comment. (Subject to change by the Board Chairman)

**V. MINUTES** – June 1, 2016

**VI. RESOLUTION (MEMORIALIZATION(S))**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-26	Susan Tomljanovic	551 Belvidere Avenue	910	27	R-3 Low/Moderate Density Residential Zone

- The applicant is proposing to construct a second floor addition directly over the first floor to a single-family dwelling. The proposal requires relief from §17:9-7.D in the city land use ordinance.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-19	Maritza Pena Rubericy Guzman	700-704 Stelle Avenue	531	1	R-3 Low/Moderate Density Residential Zone

- The applicant is requesting after-the-fact approval of the installation of a six-foot high wood stockade privacy fence in the front yard. The proposal is in violation of the supplementary zoning regulations in the city land use ordinance §17:9-29.A1.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-24	Damien Johnson Natasha Ali	1045 West Seventh Street	535	11.01	R-3 Low/Moderate Density Residential Zone

- The applicant is requesting after-the-fact approval for the expansion of a driveway at a single-family dwelling. The proposal requires relief from supplementary zoning regulations in the city land use ordinance §17:9-42.P.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-12	1369-1403 South Avenue, LLC	1369-1403 South Avenue	624	12	NC Neighborhood Commercial Zone
1 <sup>st</sup> hearing 7/13/16 carried; 9/7/16					

- The applicant is proposing to construct a new 3-story, mixed-use building consisting of 15 apartments and retail space. The proposal requires use variances, variances from supplementary zoning regulations, relief from bulk requirements, relief from parking requirements, waivers from site plan design and performance standards, preliminary and final site plan approval.

## VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-13	Barack Obama Green Charter High School	1038-1040 Central Avenue and 1042-1048 Central Avenue	744	3.01 and 3.02	R-2 Low Density Residential Zone

- The applicant has submitted correspondence to withdraw this application request for use variances, relief from parking requirements, variances from supplementary zoning regulations, waivers from site plan design and performance standards, preliminary and final site plan approval. A 2.5-story single family dwelling exists on Lot 3.01. The applicant proposes to combine Lots 3.01 and 3.02 and construct a 2-story building addition for an educational charter high school for 240 students, 30 staff members, and 2 administration employees. The applicant proposes 5 on-site parking spaces along with 40 off-site parking spaces on adjacent Lot 2.01 per an agreement with the DuCret School.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-30	Ubaldo Valdez Valdez Grocery	600-602 Berckman Street	615	20	R-4 Moderate Density Residential Zone

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- The applicant is requesting relief from the sign regulations of the city land use ordinance.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-10	JSB340 Properties, LLC	915-919 North Avenue	340	5 and 6	TODN Netherwood Trainside Residential Zone

- The applicant proposes to combine Lot 5 with adjacent Lot 6 to construct a building addition to an existing automobile repair shop with improvements including fencing and paving. The application requires review of waivers, a use variance, variances from supplementary zoning regulations, relief from bulk requirements, relief from minimum parking requirement, preliminary and final site plan approval.

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**X. ADJOURNMENT**

**NOTE 1:** 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.

**NOTE 2:** The next regularly scheduled meetings of the board will be held on **Wednesday November 2, 2016 and December 7, 2016.**

ZBA meeting.10/5/2016