



**ADRIAN O. MAPP
MAYOR**

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



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

ZONING BOARD OF ADJUSTMENT AGENDA

**DATE: WEDNESDAY NOVEMBER 2, 2016
TIME: 7:00 P.M.
LOCATION: PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE**

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, July 13, 2016, August 3, 2016

VI. RESOLUTION (MEMORIALIZATION(S))

1)

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

➤ 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 Train side Residential Zone

- The applicant has installed a 6 foot high wood stockade fence in the front yard of the property without approval. The application requires waivers from completeness checklist requirements and relief from 17:9-29A1 of the Plainfield Land Use Ordinance requirement prohibiting front yard fences in residential zones be less 50% nonsolid, open and not exceed to exceed 4 foot height.

VII. DEVELOPMENT APPLICATION(s)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-31	725 Watchung LLC c/o Ronit Behiri	725-729 Watchung Avenue	643	17	R-CA Residential-Crescent Avenue Historic District

- Existing use is four dwelling units and 1 office proposal to convert the 1 office to a dwelling unit to total five dwelling units

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 December 7, 2016**

ZBA meeting.11/2/2016