



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

DATE: WEDNESDAY SEPTEMBER 7, 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 – May 4, 2016

VI. RESOLUTION (MEMORIALIZATION(S))

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2013-20	Queen City Academy	815 West Seventh Street	533	8	R-3 Low/Moderate Density Residential Zone

➤ The applicant is requesting to retain an existing 8 foot high chain link fence which shall be prohibited in front yards in all zone districts, relief from 17:9-29A 1 of the Plainfield Land Use Ordinance requirement that front yard fences in residential zones shall not exceed four (4) feet in height.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-14	Steven Agudelo	918-922 Putnum Avenue	642	3	R-PW2 Putnam Watchung Historic District Zone

➤ The applicant is requesting waivers from completeness checklist items and relief from supplementary zoning regulations for after-the-fact approval for a 12'W x 36'L x 11'H shed already erected in the rear yard and seeking approval to install an 8-foot high cedar wood stockade fencing in the rear yard.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-16	Stephen Carson	518 Church Place	540	5	R-3 Low/Moderate Density Residential District Zone

➤ The applicant is requesting relief from 17:9-44.B of the City Land Use Ordinance prohibit decks above the first story level of any structure. The applicant proposes a 10'x10' second story deck attached onto the second level of the rear elevation of a single-family dwelling.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-32	Shiloh Baptist Church	523-527 W. 4 th St. 501-521 W. 4 th St. 408-410 Liberty Street 508-510 W. 5 th St. 530 W. 5 th St. 545-559 W. 4 th St.	772	9, 10.02, 15, 19, 25 and 36.01	R-2 Low Density Residential Zone

- The applicant is requesting use variances, variances from supplementary zoning regulations, waivers from site plan design and performance standards, preliminary and final site plan approval for the consolidation of Lots 10.02, 15, 19, and 25 into one (1) lot and constructs four (4) parking lots.

VII. DEVELOPMENT APPLICATION(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 Ruberby 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 st 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.

5)

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 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

- 1) The New Jersey Planner (July / August 2016 Issue) – New Jersey League of Municipalities Conference (November 15, 16, 17, 2016)

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 October 5, 2016;** November 2, 2016; and December 7, 2016.

ZBA meeting.9/7/2016