



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 MEETING

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

AGENDA

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 – August 5; September 2; October 7; November 4; and December 2, 2015

VI. RESOLUTION (MEMORIALIZATION(S))

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-12-01	Plainfield South Avenue Center, Inc.	1405-1479 South Avenue	624	13	NC Neighborhood Commercial Zone

➤ The applicant is seeking variance relief from signage requirements in the Neighborhood Commercial Zone.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-06	Noble Way, Inc.	1437-1439 Park Avenue	25	3	R-3 Low/Moderate Density Residential Zone

- The applicant is requesting waivers from completeness checklist requirements, relief from bulk zoning requirements, relief from supplementary zoning regulations use variance, density variance to convert an existing mixed use structure housing a medical office on the first floor and an apartment on the second floor to a two family dwelling.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-30	Plainfield Gas Realty, LLC	190-198 Terrill Road / 1468-1474 McCrea Place / 1465-1475 East Third Street	451	14	NC Neighborhood Commercial Zone

- The applicant is requesting to demolish a one-story building and construct a Dunkin Donuts restaurant with drive-thru and an automobile service station (4 gasoline pumps), and fifteen (15) on-site parking spaces.

VII. DEVELOPMENT APPLICATION(s)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-34	Darren Brown	1340 Highland Avenue	812	4	R-2 Low Density Residential Zone

- The applicant is requesting relief from R-2 bulk requirements and relief from supplementary zoning regulations to construct a single-family dwelling on an existing undersized vacant lot.

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. Review and Adopt three (3) Resolutions of Appreciation for Services Rendered for Zoning Board of Adjustment Members Geraldine Smith, Robert Scott and Frank Johnson

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board will be held on **Wednesday April 6, 2016;** May 4, 2016; June 1, 2016; July 13, 2016 (Second Wednesday per changes by the board); August 3, 2016; September 7, 2016; October 5, 2016; November 2, 2016; and December 7, 2016

NOTE 2: 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.

ZBA meeting,3/2/2016