



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 JUNE 1, 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 – January 20, 2016 (reorganization minutes) and March 2, 2016

VI. RESOLUTION (MEMORIALIZATION(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.

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2014-32	Manuel & Maria Ruano	530-534 & 536-538 West Front Street	234	7 & 8	R-4 Moderate Density Residential Zone

- The applicant is requesting preliminary and final site plan approval, relief from impervious lot coverage bulk requirement, relief from supplementary zoning regulations, waivers from site plan design and performance standards to convert a two-family dwelling into a three-family apartment on Lot 8 and construct a shared parking lot with adjacent Lot 7 which contains a two-family dwelling.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-05	Genise Joseph	217 Morris Street	127	17	R-4 Moderate Density Residential Zone

- The applicant is requesting relief from § 17:9-44.B of the city land use ordinance to construct an 8' x 20' wooden deck onto the second level of the rear elevation to a single-family dwelling which does not permit decks to be constructed above the first story level of any structure.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-06	Mauricio Ramos	515 Grant Avenue	555	26	R-3 Low Moderate Density Residential Zone

- The applicant is seeking relief from § 17:9-44.B of the city land use ordinance to permit an existing 8' x 20' wooden deck attached onto the second level of the rear elevation of a single-family dwelling which does not permit decks to be constructed above the first story level of any structure.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2012-28	HOPES Community Action Partnership, Inc.	1201-1223 East Seventh Street 517-535 Leland Avenue	625	84	R-3 Low Moderate Density Residential Zone

- The applicant is requesting an extension of preliminary site plan approval.

VIII. OLD BUSINESS

IX. NEW BUSINESS

- 1) Distribution of the New Jersey Planning Officials (March/April 2016 Issue)

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board will be held on **Wednesday July 13, 2016 (Second Wednesday per change 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.6/1/2016