



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

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**ADRIAN O. MAPP**  
**MAYOR**

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

**ZONING BOARD OF ADJUSTMENT AGENDA**

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**DATE: WEDNESDAY JULY 13, 2016**

**TIME: 7:00 P.M.**

**LOCATION: PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE**

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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** – April 6, 2016 and May 4, 2016

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

1)

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 was granted an extension of preliminary site plan approval.

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 was granted to construct an 8'x20' wooden deck onto the second level of the rear elevation of your single-family dwelling. Your proposal require relief from the Plainfield Land Use Ordinance (LUO), supplementary zoning regulation § 17:9-44.B 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 was granted 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 as stipulated.

4)

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 was granted to convert a two-family dwelling to a three-family apartment on Lot 8 and utilize parking on adjacent Lot 7. The applicant owns Lot 7 and it contains a two-family dwelling. Your proposal for seeking preliminary and final site plan approval, relief from supplementary zoning regulations, and waivers from site plan design and performance standards.

5)

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 was granted 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-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 17:9-29A1 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-2015-32	Shiloh Baptist Church	523-527 W. 4 <sup>th</sup> St. 501-521 W. 4 <sup>th</sup> St. 408-410 Liberty Street 508-510 W. 5 <sup>th</sup> St. 530 W. 5 <sup>th</sup> St. 545-559 W. 4 <sup>th</sup> 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.

3)

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

- The applicant is requesting use variances, relief from bulk requirements, relief from parking requirements, variances from supplementary zoning regulations, waivers from site plan design and performance standards, preliminary and final site plan approval to construct a new 3-story, mixed-use building consisting of 19 apartments and retail space.

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**X. ADJOURNMENT**

**NOTE 1:** The next regularly scheduled meetings of the board will be held on **Wednesday 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.7/13/2016