



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 AUGUST 3, 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 – none

VI. RESOLUTION (MEMORIALIZATION(S))

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-11	Ellie Brinson	1441 McCrea Place	450	21	R-2 Low Density Residential Zone

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

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-2016-13	Barack Obama Green Charter High School	1038-1040 Central Avenue and 1042-1048 Central Avenue	744	3.01 and 3.02	R-2 Low Density Residential Zone

- The applicant is requesting use variances, relief from parking requirements, variances from supplementary zoning regulations, waivers from site plan design and performance standards, preliminary and final site plan approval. A 2.5-story single family dwelling exists on Lot 3.01. The applicant proposes to combine Lots 3.01 and 3.02 and construct a 2-story building addition for an educational charter high school for 240 students, 30 staff members, and 2 administration employees. The applicant proposes 5 on-site parking spaces along with 40 off-site parking spaces on adjacent Lot 2.01 per an agreement with the DuCret School.

VIII. OLD BUSINESS

IX. NEW BUSINESS

1) The New Jersey Planner Official Newsletter (May/June 2016 Issue)

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

ZBA meeting.8/3/2016