



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



ADRIAN O. MAPP
MAYOR

ZONING BOARD OF ADJUSTMENT
REORGANIZATION MEETING AGENDA

DATE: WEDNESDAY JANUARY 18, 2017
TIME: 7:00 P.M.
LOCATION: PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE

REVISED 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

"The annual schedule of this meeting has been duly noted in the Courier News and the Star Ledger. In addition, a copy of the notice is posted in the City Clerk's office, the Planning Division office and the City's website in accordance with the regulations of the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. This is a regularly scheduled meeting of the Board.

III. ROLL CALL

IV. REORGANIZATION

V. PUBLIC COMMENT(S) ON NON-AGENDA ITEMS – Limited to 2 minutes maximum per comment. (Subject to change by the Board Chairman)

VI. MINUTES

VII. RESOLUTION (MEMORIALIZATION(S))

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-35	New Cingular Wireless PCS LLC	908 -924 North Avenue	344	1	TODN/TSC District Zone

- The applicant is requesting to replace six (6) existing antennas on the monopole, add a surge suppression dome at 88 feet and three (3) additional remote radio head units and no ground disturbance is proposed.

VIII. DEVELOPMENT APPLICATION(s)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-14-19	Jose Mora	1116 West Front Street	221	18	R-4 Moderate Density Residential Zone
12/7/16 carried; 1/18/2017					

- The applicant is requesting waivers from completeness checklist requirements, a d(2) "expansion of a nonconforming use" variance, a d(5) "increase in permitted density" variance, relief from one (1) R-4 bulk requirement (maximum permitted lot coverage), relief from supplementary zone regulations, waivers from design and performance standards, preliminary and final site plan approval to convert a four-unit residential apartment building to a 6-unit residential apartment building with fifteen (15) on-site parking spaces proposed.

2)*

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-33	Front Street Realty, LLC	400-406 West Front Street	241	3	TOD/CBD Zone District

- The applicant is proposing a laundromat consisting of 32 washers and 18 dryers on the first floor retail space. The applicant is requesting a use variance, waivers from checklist, relief from off-street parking requirements, relief from utility screening, buffering requirement and preliminary and final site plan approval.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-29	Gavett Place Properties LLC	130-140 East Second Street	315	4 and 5	NAHD North Avenue Historic District Zone
12/7/16 carried; 1/18/2017					

- The applicant is requesting amendment to final site plan approval for retail space on the first floor and twelve (12) apartments on the upper floors. The applicant is seeking to construct a studio apartment on the ground floor.

4)*

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2016-34	41 Rock Avenue, LLC	41 Rock Avenue	203	6	R-3 Low/Moderate Density Residential
1/18/2017					

- 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.

5)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2012-10	Joseph & Adele Albanese	1359-1367 South Avenue	624	11	NC Neighborhood Commercial Zone District

- The applicant is requesting relief from the NC Neighborhood Commercial Zone District sign regulations to install three sign; a roof sign, a wall sign and a ground sign that does not meet the size, height, illumination and setback sign requirements. In addition to new signage the applicant is proposing an outdoor dining area, a handicap accessible parking space, a refuse dumpster with dumpster pad, recycling storage area, planters and fencing.

IX. OLD BUSINESS

X. NEW BUSINESS

1. Review and adoption of the Board's 2017 Annual Calendar

XI. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board will be held on February 1, 2017

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. For further assistance please call (908) 753-3486.

ZBA Reorganization meeting.1/18/2017