

**CITY OF PLAINFIELD  
 ZONING BOARD OF ADJUSTMENT  
 WEDNESDAY JANUARY 16, 2013 AT 7:00 P.M.  
 PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE  
 REORGANIZATION MEETING AGENDA**

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**I. CALL TO ORDER**

**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. In addition, copies of the notice have been posted in the City Clerk and Planning Division office. This is a regularly scheduled meeting of the Board.

**III. ROLL CALL**

**IV. REORGANIZATION**

**V. MINUTES – December 5, 2012**

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

1.

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
ZBA-12-20	New Cingular Wireless PCS, LLC	502-530 East Front Street	326	1	R-7 High Density Residential Zone

- The applicant was granted approval for waivers from completeness checklist requirements, use variance, height variance, preliminary and final site plan approval to replace 9 existing antennae and add 3 new antennae for a total of 12 antennae on a rooftop of an existing twelve-story residential apartment building at a height no to exceed 116' above grade.

2.

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
ZBA-12-29	Crescent Properties Investment, LLC	111-115 Crescent Avenue	832	15	R-CA Crescent Avenue Historic District

- The applicant was granted approval for waivers from completeness checklist requirements, use variance, relief from bulk requirements, waivers from design/performance standards, preliminary and final site plan approval for the conversion of a building which contained 4 residential apartments and 3 offices to a building containing 7 residential apartments, including 14 parking spaces of which 6 spaces are inside a detached garage.

**VII. DEVELOPMENT APPLICATIONS**

1.

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
ZBA-12-27	Sidney Howard, Jr.	110 Berckman Street	326	10	R-7 High Density Residential Zone
This application was deemed complete on November 28, 2012					

- The applicant is seeking waivers from completeness checklist requirements, and relief from §17:9-44.B of the Land Use Ordinance to construct a deck in the rear yard, 9' above grade on the upper level of a two-story, single family dwelling.

2.

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
ZBA-12-33	109 East Fourth Street, LLC	109 East Fourth Street	840	8	CBD Central Business District
This application was deemed complete on January 7, 2013					

- The applicant is requesting waivers from completeness checklist items, use variance, preliminary and final site plan approval to convert a vacant office building to eight (8) residential apartments

**VIII. ZONING INTERPRETATIONS - none**

**IX. OLD BUSINESS - none**

**X. NEW BUSINESS**

1. Planning & Zoning Board of Adjustment Application for Development Form
2. Regular meeting schedule for 2013
3. New Jersey Planner (November/December 2012 issue)

**XI. ADJOURNMENT**

**NOTE:** The Board will not hear any cases after 10:30 PM. 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.1/16/2013