



CITY OF PLAINFIELD
ZONING BOARD OF ADJUSTMENT
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NJ 07061



ADRIAN O. MAPP
MAYOR

D. Scott Belin, Chairman
Alejandro Ruiz, Vice Chairman

ZONING BOARD OF ADJUSTMENT
WEDNESDAY DECEMBER 2, 2015 AT 7:00 P.M.
PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE
MEETING AGENDA
 * * * *

I. CALL TO ORDER

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

V. MINUTES – May 6, 2015; June 3, 2015; July 23, 2015 (special meeting) and August 5, 2015

VI. RESOLUTION (MEMORIALIZATION(S))

1)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|-----------------|------------------------------|------------------------|-------|--------|---------------------------------------|
| ZBA-2014-30 | Michael & Sharmain Sylvester | 730 West Fourth Street | 114 | 28 | R-4 Moderate Density Residential Zone |

- The applicant is requesting waivers from completeness checklist, relief from R-4 bulk requirements, and relief from supplementary zoning regulations to convert a vacant warehouse building to a single-family that is a substandard non-conforming lot.

2)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|-----------------|----------------|---------------------|-------|--------|----------------------------------|
| ZBA-2015-26 | Dipen R. Patel | 351-353 Hill Street | 902 | 2 | R-2 Low Density Residential Zone |

- The applicant is requesting waivers from completeness checklist requirement, and relief from TODN/PSR1 bulk zone requirements to construct a new two-family duplex home on a vacant, undersized lot.

3)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|------------------------|--------------------------------|-------------------------|--------------|---------------|---------------------------------|
| ZBA-2015-23 | 201 Clinton Ave Management LLC | 201-215 Clinton Avenue | 131 | 1 | NC Neighborhood Commercial Zone |

- The applicant is requesting a D2 use variance, relief from supplementary zoning regulations, waivers from site plan performance standards, preliminary, and final site plan approval to construct a 35' x 45', two-story addition to an existing one-story car wash. The building addition will accommodate an oil change facility.

VII. DEVELOPMENT APPLICATION(s)

1)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|------------------------|--------------------------------------|-------------------------|--------------|---------------|---------------------------------|
| ZBA-12-01 | Plainfield South Avenue Center, Inc. | 1405-1479 South Avenue | 624 | 13 | NC Neighborhood Commercial Zone |

- The applicant is seeking variance relief from signage requirements in the Neighborhood Commercial Zone.

2)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|------------------------|------------------|-------------------------|--------------|---------------|---|
| ZBA-2015-06 | Noble Way, Inc. | 1437-1439 Park Avenue | 25 | 3 | R-3 Low/Moderate Density Residential Zone |

- The applicant is requesting waivers from completeness checklist requirements, relief from bulk zoning requirements, relief from supplementary zoning regulations use variance, density variance to convert an existing mixed use structure housing a medical office on the first floor and an apartment on the second floor to a two family dwelling.

3)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|------------------------|------------------|-------------------------|--------------|---------------|---------------------------------------|
| ZBA-2011-18 | Manmohan Trihka | 212 Muhlenberg Place | 110 | 2 | R-4 Moderate Density Residential Zone |

- The applicant is requesting a waiver from the completeness requirements checklist, relief from the R-4 bulk requirements zone and relief from supplementary zone regulations to construct a new two-family duplex on a vacant, undersized lot.

4)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|-----------------|----------------------------|---|-------|--------|---------------------------------|
| ZBA-2015-30 | Plainfield Gas Realty, LLC | 190-198 Terrill Road / 1468-1474 McCrea Place / 1465-1475 East Third Street | 451 | 14 | NC Neighborhood Commercial Zone |

- The applicant is requesting to demolish a one-story building and construct a Dunkin Donuts restaurant with drive-thru and an automobile service station (4 gasoline pumps), and fifteen (15) on-site parking spaces.

5)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|-----------------|-----------------------|----------------------|-------|--------|--------------------------|
| ZBA-2015-27 | 639 South Avenue, LLC | 639-661 South Avenue | 611 | 2 | LI Light Industrial Zone |

- The applicant is requesting a D1 use variance, relief from bulk requirements, preliminary, and final site plan approval to convert a vacant industrial building and construct a three-story building to house a new 111,572 square foot self-storage facility with 15 parking spaces.

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT

NOTE 1: The reorganization meeting is scheduled **Wednesday January 20, 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. For further assistance please call (908) 753-3486.

ZBA meeting.12/2/2015