



**CITY OF PLAINFIELD**  
**ZONING BOARD OF ADJUSTMENT**  
**515 WATCHUNG AVENUE, ROOM 202**  
**PLAINFIELD, NJ 07061**  
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**ADRIAN O. MAPP**  
**MAYOR**

**D. Scott Belin, Chairman**  
**Alejandro Ruiz, Vice Chairman**

**ZONING BOARD OF ADJUSTMENT**  
**WEDNESDAY NOVEMBER 4, 2015 AT 7:00 P.M.**  
**PLAINFIELD CITY HALL LIBRARY, 515 WATCHUNG AVENUE**  
**MEETING AGENDA**  
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**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 and June 3, 2015

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

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-01	H & S Fuel Inc., c/o Ramon & Jill Adoni	1100 South Avenue	623	1	TODN-TSC-Train Side Commercial District Zone

➤ The applicant has withdrawn the application for interpretation of the zoning ordinance to continue an automobile repair facility use. The property is located in the TODN-TSC zone district which does not permit automobile repair facilities.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
ZBA-2015-21	Sean & Alexis Moloney	800 Charlotte Road	902	2	R-2 Low Density Residential Zone

- The applicant is requesting waivers from completeness checklist requirement, and relief from the R-2 minimum rear yard setback requirement of 40 feet expanding and enclosing a side porch reducing the rear yard setback.

**VII. 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

- 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 are proposed.

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-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.

4)

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.

5)

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.

6)

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.

7)

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.

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

**X. ADJOURNMENT**

**NOTE 1:** The next regularly scheduled meetings of the board will be held on **Wednesday December 2, 2015**

**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.11/4/2015