



CITY OF PLAINFIELD

PLANNING BOARD
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NJ 07061



**ADRIAN O. MAPP
MAYOR**

**Ron Scott Bey, Chairman
William Toth, Vice Chairman**

**PLANNING BOARD MEETING AGENDA
THURSDAY, APRIL 2, 2015 AT 7:30 P.M.
CITY HALL LIBRARY, 515 WATCHUNG AVENUE, PLAINFIELD, N.J. 07060**

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

V. MINUTES – November 6, 2014 and December 4, 2014 and December 18, 2014

VI. RESOLUTION MEMORIALIZATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-13-03	177-185, LLC	177-185 North Avenue	313	12	TODD/NAHD Transit Oriented Development Downtown/North Avenue Historic District

- The applicant was granted preliminary site plan approval for three ground floor retail units, and five apartments on the upper floors.
- Adopted 10/2/14 – Preliminary Site Plan Approval

Toth	Storch	Baldwin	Fuller	Robertson	McKenna
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Six in favor. None opposed. One abstention - Scott Bey

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-14-10	Progressive Auto, Inc./ Property Owner American Realty Associates, LLC	1652 South Second Street	137	5	Light Industrial Zone District

- This application was deemed complete on October 6, 2014. The applicant is requesting waivers from completeness checklist requirements, relief from supplementary zoning regulations, waivers from plan design and performance standards, preliminary and final site plan to convert 7,300 square feet of vacant space in an existing warehouse building to an automobile repair facility.

- Adopted 1/15/15 – Preliminary Site Plan Approval

Scott Bey	Toth	Stewart	Storch	Baldwin	Robertson	Swan	McKenna
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3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-14-36	Al Baseerah International Institute	1345-1349 South Avenue	624	9	NC Neighborhood Commercial Zone

- The applicant is requesting waivers from completeness checklist items, relief from supplementary zoning regulations, waivers from design and performance standards, preliminary and final site plan approval to convert a one-story commercial building to a house of worship.

- Adopted 1/15/15

Scott Bey	Toth	Stewart	Storch	Baldwin	Robertson	Swan	McKenna
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VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-13-14	East Second Street Associates, LLC	122-128 East Second Street / 127-135 North Avenue	315	3 and 9	North Avenue Redevelopment Plan

- This application is capable of being deemed complete February 20, 2015. The applicant is requesting waivers from the completeness checklist requirements, relief from parking requirements, supplementary zoning regulations, design standards, preliminary and final site plan approval to convert a vacant two-story building on Lot 3 to 4,414 square feet of commercial space on the first floor, and 5 residential apartments on the second floor.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-14-35	700 Park, LLC	101-103 West Seventh Street / 700-712 Park Avenue (corner lot)	713	4	TODD/CBD Transit Oriented Development Downtown / Central Business District

- This application is capable of being deemed complete March 2, 2015. The applicant is requesting preliminary and final site plan approval to convert a three-story office building to a mixed use commercial / residential building consisting of 6,693 square feet of first floor commercial space and 14 residential apartments.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-14-37	Summit Assets, LLC	190-198 Terrill Road	451	14	NC Neighborhood Commercial Zone District

- This application is capable of being deemed complete March 2, 2015. The applicant is requesting waiver from the completeness checklist requirements, relief from bulk requirements variance from 16 supplementary zoning regulations, waivers from design standards, preliminary and final site plan approval to construct an 8,100 square foot retail building "Family Dollar" with 25 on-site parking spaces.

VIII. OLD BUSINESS

IX. NEW BUSINESS

- 1) Discussion on CIP process for 2015
- 2) Discussion on Master Plan Committee Report
- 3)

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board will be held on **Thursday April 16, 2015**; May 7; May 21; June 4; June 18; July 2; July 16; August 6; August 20; September 3; September 17; October 1; October 15; November 5; November 19; December 3; December 17, 2015

NOTE 2: The Board will not hear any cases after 10:30 p.m. All documents are available for inspection at City Hall, Division of Planning, Second Floor-Room 202, 515 Watchung Avenue between 9:00 a.m. to 4:30 p.m. For any questions and/or comments please call (908) 753-3486 or email rosalind.miller@plainfieldnj.gov

PB meeting agenda 4/2/2015