



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, MARCH 5, 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 – September 4, 2014 and September 18, 2014; October 2, 2014 and October 16, 2014

VI. RESOLUTION MEMORIALIZATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-14-09	Step One Academy, LLC	225-227 E. 5 th St 229-239 E. 5 th St. 242-246 Court Pl.	603	3 1.01 17	TODD/TD Transit District

- The applicant was granted waivers from the completeness checklist requirements, relief from supplementary zoning regulations, relief from design and performance standards, preliminary, and final site plan approval to expand a childcare center from 5 classrooms/79 children to 10 classrooms/ 162 children.

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-13-25	Shun Cheng, LLC	326-332 West Front Street / 4-6 Grove Street (corner lot)	248	5	TODD / CBD Zone Transit Oriented Development Downtown/Central Business District

- Final Site Plan Approval for a mixed-use retail / commercial building (former Red Cross Building) to convert a four-story vacant office building to 2,920 square feet of retail space for 3 tenants on the first floor, and 9 residential apartments on the upper three floors with three apartments on each floor.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-14-21	Crown Real Estate Holdings, Inc.	347-435 East Third Street / 218-226 Richmond Street	307	31.01 and 29.01	MU Mixed Use

- The applicant is requesting waivers from the completeness checklist requirements, relief from zoning standards cited in the East Third Street and Richmond Street Redevelopment Plan, relief from supplementary zoning regulations, waivers from site plan design and performance standards, preliminary and final site plan approval to construct a four-story residential apartment building containing 153 units-110 one-bedroom, and 43 units two-bedroom units. The property will contain 155 parking space-110 sub-surface (basement), and 45 surface-level. The site which formerly was the location of the Cozzoli Machine Company and has been vacant since 2—3, is part of the East Third Street and Richmond Street Redevelopment Plan ("the Plan")

VIII. OLD BUSINESS

- 1) Review of South Avenue Gate Way Redevelopment Plan - Final
- 2) Reminder of seminar locations for experienced board members (If interested)

IX. NEW BUSINESS

- 1) Joint meeting has been scheduled for Saturday March 7, 2015 from 10:00 A.M. to 12 Noon at the City Hall Library, 515 Watchung Avenue (parking in the city hall parking lot)
- 2) Discussion on CIP process for 2015
- 3) Discussion on Master Plan Committee Report
- 4) Update on Financial Disclosure Statement

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board will be held on **Thursday March 19, 2015**; April 2; April 16; 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 3/5/2015