



CITY OF PLAINFIELD

DIVISION OF PLANNING
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NJ 07060



**ADRIAN O. MAPP
MAYOR**

**RON SCOTT BEY, CHAIRMAN
HORACE BALDWIN, VICE CHAIRMAN**

PLANNING BOARD MEETING AGENDA

DATE: THURSDAY, MARCH 17, 2016
TIME: 7:30 P.M.
LOCATION: CITY HALL LIBRARY, 515 WATCHUNG AVENUE

I. CALL TO ORDER

NOTE: CELLULAR PHONES ARE TO BE TURNED OFF DURING THE BOARD MEETING, UNLESS OTHERWISE STATED.
(SUBJECT TO CHANGE BY THE BOARD CHAIRMAN)

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** – January 21, 2016 reorganization meeting

VI. **RESOLUTION MEMORIALIZATION(S)** - none

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-24	Ministerio Internacional Puerta Del Cielo	401-409 Roosevelt Avenue / 300-308 East Fourth Street	606	50	MU Mixed Use Zone
2/18/16 (1 st hearing) carried 4/7/16					

- The applicant is requesting relief from supplementary zoning regulations, waivers from site plan/performance standards according to the Land Use Ordinance, preliminary and final site plan approval to convert a vacant building to a house of worship for occupancy up to 297 people.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-03	Edison Garcia	111 East Front Street	317	16	TODD/CBD Zone Central Business District
2/18/16 (1 st hearing)					

- The applicant is requesting preliminary and final site plan approval to convert the vacant third and fourth floors of a four-story building to six (6) residential apartments containing four (4) one-bedroom and two (2) two-bedrooms units.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-09	Seven Stars Transport, Inc.	318-324 Manson Place	128	5	R-4 Moderate Density Residential Zone

- The applicant is requesting minor subdivision approval, relief from bulk variances, relief from supplementary zoning regulations to subdivide Lot 5, Block 128 into 2 Lots and construct a one-family dwelling on the newly created lot.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2016-04	South Second Street Redevelopment, LLC	662-758 South Second Street / 127-141 Grant Avenue (corner lot)	112	9.01	MU Mixed Use Zone

- The applicant is requesting preliminary and final site plan, minor subdivision approval, variances, design waivers and relief from the requirements of the South Second Street Redevelopment Plan

VIII. OLD BUSINESS –

IX. NEW BUSINESS

- 1) Discussion of Joint meeting of the board commissions that was held Saturday March 5, 2016

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board will be held on **Thursday April 7, 2015;** April 21; May 5; May 19; June 2; June 16; July 7; July 21; August 4; August 18; September 1; September 15; October 6; October 20; November 3; November 17; December 1; December 15, 2016

NOTE 2: 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.

