



# CITY OF PLAINFIELD

PLANNING DIVISION  
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, OCTOBER 17, 2019  
TIME: 7:30 P.M.  
LOCATION: PLAINFIELD 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.**

**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**

**VI. RESOLUTION MEMORIALIZATION(S)**

**VII. DEVELOPMENT APPLICATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lof(s)	Zone
PB-2019-06	Joshwa Money School, LLC	957-963 Central Avenue	759	13	VWB-1 Van Wyck Brooks Historic District

8/1/19 carried; 9/5/19 carried; 9/19/19 carried; 10/17/19

- The applicant is seeking to convert a single-family dwelling to a bed and breakfast guesthouse with 12 guest rooms including construction of an off-street 13-space parking lot.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2019-18	911 South Avenue, LLC	911 South Avenue	645	15	TODN South Avenue Redevelopment Plan
10/17/19					

➤ The applicant is seeking approvals to permit the construction an elevated emergency ramp.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2017-19	829 South Avenue, LLC	911 South Avenue	645	15	TODN South Avenue Redevelopment Plan
10/17/19					

➤ The applicant is seeking an amendment to previously approved preliminary and final site plan approval granted March 1, 2018 to construct a mixed use 4 story building consisting of commercial space on the first floor and seventy (70) residential apartments on the upper three floors

**VIII. REDEVELOPMENT STUDY(S) - none**

**IX. REDEVELOPMENT PLAN(S) – none**

**X. CAPITAL IMPROVEMENT PROGRAM - none**

**XI. OLD BUSINESS - none**

**XII. NEW BUSINESS - none**

**XIII. ADJOURNMENT**

**NOTE 1:** The next regularly scheduled meetings of the board will be held on **Thursday, November 7, 2019**; and November 21, 2019 (NJ State League of Municipality week); December 5, and December 19, 2019

**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.

Planning Board Meeting agenda.10-17-2019

Phone: (908) 753-3391 \* Fax (908) 226-2587 \* Website: www.plainfieldnj.gov