



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, NOVEMBER 7, 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 – none

VI. RESOLUTION MEMORIALIZATION(S)

1)

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

- 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) Resolution Memorialization for Area in Need of Redevelopment Investigation-TODD-South Study Non-Condemnation
- 3) Resolution Memorialization for Area in Need of Redevelopment Investigation-TODD-South Study Condemnation

VII. DEVELOPMENT APPLICATION(S)

1)

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 carried; 11/7/19					

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

2)

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 carried; 11/7/19					

- 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) - Marina Tract Amended Redevelopment Plan

X. CAPITAL IMPROVEMENT PROGRAM - none

XI. OLD BUSINESS - none

XII. NEW BUSINESS - none

XIII. ADJOURNMENT

NOTE 1: The next scheduled meetings of the board will be held on **Thursday, November 14, 2019**, November 21, 2019 (Cancelled-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.