



# CITY OF PLAINFIELD

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



**ADRIAN O. MAPP**  
MAYOR

**PLANNING BOARD**  
**MEETING AGENDA**  
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**RON SCOTT BEY, CHAIRMAN**  
PLANNING BOARD

**HORACE BALDWIN, VICE CHAIRMAN**  
PLANNING BOARD

**DATE: THURSDAY, MAY 7, 2020**  
**TIME: 7:00 P.M.**  
**LOCATION: VIDEO CONFERENCE CALL**  
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In order for a member of the public to participate in the Planning Board meeting remotely, you MUST first register for the meeting through the web link set forth below. Once you have accessed the link, you will be brought to a City of Plainfield remote participation website.

**TO REGISTER:** <https://attendee.gotowebinar.com/register/1032844246158583312>

Once you have registered you will be able to join the meeting on the scheduled hearing date and time. You will be able to access the meeting audio through your computer or by telephone using the following Telephone Number, Access Code and Audio PIN:

Telephone Number: 1 (415) 655-0052  
Access Code: 455-452-952  
Audio PIN: Shown after joining the webinar

In lieu of registering for the meeting and participating remotely, you can also listen to the meeting by telephone by using the following telephone number and access code:

Telephone: 1 (415) 655-0052  
Access code: 479-295-435

Please contact the Planning Board Secretary at least two (2) days in advance of the meeting if you need assistance in order to access the virtual meeting.

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**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 16, 2020 and February 6, 2020 and February 20, 2020

**VI. RESOLUTION MEMORIALIZATION(S)** -Capital Improvement Project (Application No. PB-2020-10) for Reconstruction of St. Mary's Ave.

**VII. DEVELOPMENT APPLICATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2018-19	Dennis Beni	529-539 West 7 <sup>th</sup> Street	762	1	R-5 Medium Density Residential

➤ The applicant is requesting a minor subdivision and construct a single family dwelling on each new lot.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2019-17	Atul Sethi and Pavneet Sachdeva	1052 East 2 <sup>nd</sup> Street	410	1	NC Neighborhood Commercial Zone

➤ The applicant is seeking a preliminary and final site plan approval to convert an existing one-story masonry building into a two (2) story mixed use building containing retail space on the first floor, office space on the second floor and two residential units on the third floor.

**VIII. EXECUTIVE SESSION** - None

**IX. REDEVELOPMENT STUDY(S)**

**X. REDEVELOPMENT PLAN(S)**

**XI. CAPITAL PROJECT(S) REVIEW** – Rushmore Avenue Playground Improvement Projects

**XII. OLD BUSINESS** - None

**XIII. NEW BUSINESS** - None

**XIV. ADJOURNMENT**

**NOTE 1:** The Board will not hear any cases after 10:30 P.M.

**NOTE 2:** Copies of the application materials, including any maps, plans and documents relating to the applications will be available at least ten (10) days prior to the hearing at the following web address:

[https://plainfieldnj.gov/cms.aspx?page\\_id=211&page\\_name=Zoning%20Board%20of%20Adjustment](https://plainfieldnj.gov/cms.aspx?page_id=211&page_name=Zoning%20Board%20of%20Adjustment)

If you do not have computer access or are otherwise unable to access the application and supporting documents online, please contact the Board Secretary to make other arrangements to inspect same at the City Hall, Division of Planning, Second Floor-Room 202, 515 Watchung Avenue, Plainfield NJ.

**NOTE 3:** The contact information for the Board Secretary is as follows: Rosalind Miller, Board Secretary, City of Plainfield, phone (908) 753-3486; and email: [rosalind.miller@plainfieldnj.gov](mailto:rosalind.miller@plainfieldnj.gov). In the event that the Board Secretary is not available to immediately answer the telephone, please leave a message and also call back during regular business hours.

PB meeting.5/7/2020