



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

RON SCOTT BEY, CHAIRMAN
PLANNING BOARD

HORACE BALDWIN, VICE CHAIRMAN
PLANNING BOARD

DATE: THURSDAY, MAY 21, 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/687177581857739020>
Webinar ID: 167-595-435

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: 122-822-617
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: 902-266-390

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, February 6, 2020 and February 20, 2020 and March 5, 2020

VI. RESOLUTION MEMORIALIZATION(S) -

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2020-08	1204 Park Avenue Associates, LLC	1204 Park Avenue	729	1	NC Neighborhood Commercial Zone

- The applicant is seeking a minor subdivision to subdivide the existing lot into two lots proposed Lot A and proposed Lot B. In addition, the applicant is seeking a preliminary and final site plan approval on proposed Lot A for a drive thru pharmacy to include 50 parking spaces. No improvement are proposed for proposed Lot B.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2020-05	Amin Family, LLC	202 West 7 th Street	711	2	TODD/TD Transit Oriented Downtown/Transition District

- The applicant is seeking a preliminary and final site plan approval to convert a two story addition on top of an existing retail building. The first floor shall contain a residential lobby for entrance to the twelve (12) two-bedroom residential apartments. The proposal includes a total of 35 surface parking spaces.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2020-07	522-526 Park Avenue Urban Revival, LLC	522-526 Park Avenue	705	8	TODD/CBD South Redevelopment Plan

- The applicant is seeking a preliminary and final site plan to construct a five (5) story mixed used building with retail space on the first floor and fourteen (14) apartments on the second, third, fourth and fifth floor. The proposal does not propose any parking spaces.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-20218-29	Front Street Offices Urban Renewal, LLC	220-232 West Front Street	249	6.01	Teppers Tract Redevelopment Plan

- The applicant is seeking a preliminary and final site plan approval to renovate an existing three-story building and to construct a new two-story addition making it a five (5) story mixed use building for an adult day care facility.

VIII. EXECUTIVE SESSION - None

IX. REDEVELOPMENT STUDY(S) - None

X. REDEVELOPMENT PLAN(S) - None

XI. CAPITAL PROJECT(S) REVIEW - None

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://www.plainfieldnj.gov/cms.aspx?page_id=210&page_name=Planning%20Board

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. 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.5/21/2020

