



# CITY OF PLAINFIELD

PLANNING DIVISION  
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, APRIL 19, 2018**  
**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.**  
**(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** – March 1, 2018 and March 15, 2018

**VI. RESOLUTION MEMORIALIZATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2017-20	200 Plainfield Avenue, LLC	200-222 Plainfield Avenue/ 601-619 South Second Street/600-610 West third Street	111	16, 17 & 18.01	TODN South Avenue Redevelopment Plan

➤ The applicant is requesting amendments to the application for preliminary and final site plan approval for the construction of a new educational facility for early childhood and after-school services. The applicant was previously granted preliminary approval on December 7, 2017.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2018-01	Map Front, LLC	322-324 West Front Street	248	4	TODD/CBD Transit Oriented Development Downtown/Central Business District

1<sup>st</sup> hearing Mar.1, 2018 carried; Apr. 5, 2018 approved

➤ The applicant is requesting to rehabilitate a four-story building. The ground floor will be commercial space and the upper three floors of vacant office space are being converted to twelve residential apartments four on each floor.

**VII. DEVELOPMENT APPLICATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2018-03	Luxura Properties, LLC	1004 1014 Myrtle Avenue	225	2	R-4 Moderate Density Residential Zone

1<sup>st</sup> hearing Mar.1, 2018 carried; Apr. 5, carried; Apr. 19

- The applicant is requesting to subdivide existing Lot 2 into two lots (Lots 2.01 and 2.02). A two-story, single-family dwelling exists on Lot 2 and is proposed to remain on a newly created Lot 2.01 and no new construction is being proposed on the newly created Lot 2.02 at this time.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2017-29	Abdelhamid Belgaid & Sanaa Admoune	263 Watson Avenue	408	16	R-4 Moderate Density Residential Zone
1 <sup>st</sup> hearing Apr 19, 2018					

- The applicant proposes to subdivide Lot 16 containing a single-family dwelling and construct a new single-family dwelling on the newly created lot. The minor subdivision creates two non-conforming lots requiring relief from bulk requirements and supplementary zoning regulations.

**VIII. REDEVELOPMENT STUDY(S)**

**IX. REDEVELOPMENT PLAN(S)**

**X. CAPITAL IMPROVEMENT PROGRAM**

**XI. OLD BUSINESS**

**XII. NEW BUSINESS**

**XIII. ADJOURNMENT**

**NOTE 1:** The next regularly scheduled meetings of the board will be held on **Thursday May 3, 2018;** May 17, 2018; June 7, and June 21, 2018; July 5 and July 19, 2018; August 2 and August 16, 2018; September 6 and September 20, 2018; October 4, and October 18, 2018; November 1, and November 15, 2018 (NJ State League of Municipality week); December 6, and December 20, 2018

**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.4-19-2018