

**MEETING AGENDA
THURSDAY, JULY 5, 2012 AT 8:00 P.M.
CITY HALL LIBRARY, 515 WATCHUNG AVENUE**

I. CALL TO ORDER

II. OPEN PUBLIC MEETING STATEMENT

"The annual schedule of this meeting has been duly given to The Courier-News and The Star Ledger. In addition, a copy of the notice is posted in the City Clerk's office, the Planning Division office and the City's website in accordance to the regulations of the Open Public Meetings Act, 10:4-6 et seq.

This is a regularly scheduled meeting of the Board."

III. ROLL CALL

IV. MINUTES – April 19, 2012 and May 17, 2012

V. RESOLUTION MEMORIALIZATION(S) – none

VI. DEVELOPMENT APPLICATION(S) (Continuation)

1.

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|--|---------------------|------------------------------------|--------------|---------------|---------------------------------|
| PB-11-21 | McDonald's USA, LLC | 1273-1297 & 1247-1271 South Avenue | 624 | 4.01 & 4.02 | NC Neighborhood Commercial Zone |
| The application was deemed complete on January 31, 2012: 4/5/12 1 st hearing. This application is to be carried to the July 19 th meeting. | | | | | |

- The applicant is requesting waivers from completeness items, relief from supplementary zoning regulations, waivers from site plan design and performance standards, preliminary and final site plan approval to remodel an existing McDonald's restaurant by adding an 82 square foot vestibule making the total building size 3,802 square feet. The site improvements include the addition of a one-way exit drive, elimination of 21 parking spaces, the addition of a second drive-thru service lane, and new signage.

VII. OLD BUSINESS

1. CAPITAL PROJECT REVIEW- Plainfield Board of Education, Hub Stine Field, at Randolph Road
Discussion on the lighting and drainage (Application No.PB-12-07)

VIII. NEW BUSINESS

- 1 CAPITAL PROJECT REVIEW
 - a. 2012 Roadway Improvements Contract No.4 (Plans to be distributed at the meeting)
 - b. Cedar Brook Park – Pemberton Bridge Replacement
2. CAPITAL IMPROVEMENT PROGRAM (CIP)
 - a. Plainfield Public Library
 - b. Drake House Museum
 - c. Inspection Division

IX. UNFINISHED BUSINESS

1. SUBCOMMITTEE REPORTS:
 - a. Continued discussion of TOD (Transit Oriented Development)
 - Schedule A TODD districts uses and Schedule B Bulk Zoning Requirements
 - Resolution of the Plainfield Planning Board Recommend Zoning Ordinance Amendments for TODD (Transit Oriented Development-Downtown)
 - b. Continued discussion on Roadways
 - c. Continued discussion on the CIP (Capital Improvement Program) 2013-2018
 - d. Continued discussion on the Zoning Ordinance Update
 - draft proposed zoning ordinance amendments not yet approved
 - proposed zoning ordinance amendments

X. OPEN MEETING TO THE PUBLIC

XI. ADJOURNMENT

- The next regularly scheduled meetings of the board are Jul 19, 2012, Aug. 2, Aug. 16, Sep. 6, Sep. 20, Oct. 4, Oct. 18, Nov. 1, Nov. 15, Dec. 6, and December 20.

NOTE: 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. For further assistance please call (908) 753-3486 or email rosalind.miller@plainfieldnj.gov