



CITY OF PLAINFIELD

PLANNING DIVISION
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NJ 07060



**ADRIAN O. MAPP
MAYOR**

PLANNING BOARD MEETING

DATE: THURSDAY, JANUARY 21, 2016
TIME: 7:30 P.M.
LOCATION: CITY HALL LIBRARY, 515 WATCHUNG AVENUE

REORGANIZATION AGENDA

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. REORGANIZATION

V. MINUTES – December 10, 2015 and December 17, 2015

VI. RESOLUTION MEMORIALIZATION(S)

1) Capital Improvement Program 2016-2021

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-31	County of Union	Cedar Brook Park	732	1	CBPHD Cedar Brook Park Historic District

➤ Granted capital project review for recreation improvements for synthetic turf fields.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2013-34	FY Realty, LLC	210-214 West Front Street	249	9	TODD/CBD Zone Central Business District

- The applicant is requesting relief from completeness checklist requirements, relief from the parking requirements, and preliminary and final site plan approval for a mixed use commercial / residential building containing a three-story building with 2 ground floor commercial units (retail and restaurant), and j4 residential apartments / 1 office unit on the upper floors. The upper floor is being proposed to convert the 1 office space to a one-bedroom apartment. Total 5 residential apartments.

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-03	Edison Garcia	111 East Front Street	317	16	TODD/CBD Zone Central Business District

- The applicant is requesting preliminary and final site plan approval to convert the vacant third and fourth floors of a four-story building to six (6) residential apartments containing four (4) one-bedroom and two (2) two-bedrooms units.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-09	Seven Stars Transport, Inc.	318-324 Manson Place	128	5	R-4 Moderate Density Residential Zone

- The applicant is requesting minor subdivision approval, relief from bulk variances, relief from supplementary zoning regulations to subdivide Lot 5, Block 128 into 2 Lots and construct a one-family dwelling on the newly created lot.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
	South Second Street Redevelopment	662-758 South Second Street / 127-141 Grant Avenue	112	9.01	

- Review draft South Second Street Redevelopment Plan

VIII. OLD BUSINESS - none

IX. NEW BUSINESS

- 1) Review and Adoption of the board's 2016 annual calendar including the first meeting in January 2017
- 2) Review council resolution (R 486-15) authorizing the Planning Board to conduct an investigation for properties designated at 417-431 Richmond Street/501-637 South Avenue (E. Paul Building), Block 611, Lots 1 and 2

X. ADJOURNMENT

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 any questions and/or comments please call (908) 753-3486 or email rosalind.miller@plainfieldnj.gov * Website: www.plainfieldnj.gov