



# CITY OF PLAINFIELD

PLANNING BOARD  
515 WATCHUNG AVENUE, ROOM 202  
PLAINFIELD, NJ 07061



**ADRIAN O. MAPP**  
MAYOR

**Ron Scott Bey, Chairman**  
**William Toth, Vice Chairman**

**MEETING AGENDA**  
**THURSDAY, APRIL 3, 2014 AT 7:00 P.M.**  
**CITY HALL LIBRARY, 515 WATCHUNG AVENUE**

**I. CALL TO ORDER**

**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. MINUTES** – February 20, 2014 and March 20, 2014

**V. PUBLIC COMMENTS ON NON-AGENDA ITEMS** – Limited to 2 minutes maximum per comment (Subject to change by the Board Chairman)

**VI. RESOLUTION MEMORIALIZATION(S)** -none

**VII. DEVELOPMENT APPLICATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-12-11	114 East Second Street, LLC	114-120 East Second Street / 127-135 North Avenue	315	2 and 9	TODD / CBD Zone Transit Oriented Downtown District- Central Business District Zone

- This application was deemed complete on March 25, 2014.
- The applicant is requesting waivers from 6 completeness checklist items, relief from 1 supplementary zoning regulation, 3 waivers from design and performance standards, preliminary and final site plan approval for a mixed-use retail / commercial building. The applicant is proposing to convert a four-story vacant office building to 2,920 SF of retail space for 3 tenants on the first floor, and 9 residential apartments on the upper three floors with three apartments on each floor.

2)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
PB-13-25	Shun Cheng, LLC	326-332 West Front Street / 4-6 Grove Street (corner lot)	248	5	TODD / CBD Zone Transit Oriented Downtown District- Central Business District Zone

- The applicant is requesting waivers from 6 completeness checklist items, relief from 1 supplementary zoning regulation, 3 waivers from design and performance standards, preliminary and final site plan approval for a mixed-use retail / commercial building. The applicant is proposing to convert a four-story vacant office building to 2,920 SF of retail space for 3 tenants on the first floor, and 9 residential apartments on the upper three floors with three apartments on each floor.

**VIII. OLD BUSINESS – Amended By-Laws adopted on February 20, 2014**

**IX. NEW BUSINESS**

- 1) The next regularly scheduled meetings of this board will be held as follows: **Thursday April 17, 2014;** May 1; May 15; June 5; June 19; July 3; July 17; August 7; August 21; September 4; September 18; October 2; October 16; November 6; November 20; December 4; December 18, 2014

**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.

Phone: (908) 753-3486 \* Fax: (908) 226-2587  
Website: [www.plainfieldnj.gov](http://www.plainfieldnj.gov)