



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, MAY 1, 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.

III. ROLL CALL

IV. MINUTES – April 3, 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)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
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 requested 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.

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	CBD/TODD Central Business District/Transit Oriented Downtown District Zone

- This application was deemed complete April 3, 2014. The applicant is requesting waivers from completeness checklist requirements, preliminary and final site plan approval to convert 3,271 sf of the first floor of a two-story building to a child care facility for up to 60 children and 15 staff. Also there is a proposal to utilize a 30' x 30' paved rear portion of 127-135 North Avenue as a playground for the child care center.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-14-12	Muhlenberg Regional Medical Center, Inc.	1200 Randolph Road	13	38.01 38.02 38.03	PO Professional Office Zone District

- This application was carried from the Board's April 17, 2014 meeting. The applicant proposes to use the first floor (11,970 square feet) of the Kenyon House for hospital emergency medical department, out-patient medical services, diagnostic services, and hospital community outreach programs. No changes are proposed to the building's second floor (11,970 square feet) which is presently utilized as an 18 bed dialysis center. Improvements include 1) a 890 sf attached garage for emergency vehicles, 2) expansion of an existing entrance driveway, 3) installation of a free standing drive-up canopy, 4) construction of a dumpster enclosure.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-13-22	Danny Buoy Holdings, LLC	150-156 Terrill Road	444	5	NC Neighborhood Commercial

- The applicant is requesting waivers from completeness checklist requirements, relief from bulk requirements, preliminary and final site plan approval for a mixed-use building proposing a restaurant and residential apartment.

VIII. OLD BUSINESS – none

IX. NEW BUSINESS

- 1) Discussion on board attorney position
- 2) The next regularly scheduled meetings of this board are as follows: **Thursday May 15, 2014;** 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