



# 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, JULY 17, 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 – none**

**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)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
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

- The applicant sought 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)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
PB-13-26	RSR Four, LLC	1-15 Clinton Avenue/1300-1312 W.Front Street (Corner Lot)	218	26	NC Neighborhood Commercial Zone

➤ Final Site Plan Approval for Dunkin Donuts

3)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
PB-14-16	Capital Project Review – Union County College	201-211 / 300-306 Roosevelt Avenue 213-225 Roosevelt Avenue/301-311 East 3 <sup>rd</sup> Street 308-310, 312-314 and 316-320 East 2 <sup>nd</sup> Street	307,	40, 3, 4 and 5.01	TODD/CD Transit Oriented Development Downtown /College District Zone

➤ The applicant sought Capital Project Review of the conversion of a two-story vacant building on Lot 40 from an abandoned retail use (formerly Thul auto store) to an education use for Union County College (Health Sciences Building-classes, offices, and an EMT training facility). A portion of Lot 40 will be a parking area for 17 vehicles and Lots 1.01, 3, 4, and 5.01 will be a fenced and gated parking lot for 111 vehicles. Also, the applicant is proposing speed bumps and a crosswalk on Roosevelt Avenue.

4)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
PB-14-17	911 South, LLC	911 South Avenue	645	15	NC Neighborhood Commercial

➤ The applicant is requesting waivers from completeness checklist requirements, relief from supplementary zoning regulations, waivers from design and performance standards, and preliminary and final site plan approval to partially demolish and convert a vacant building previously used for selling, warehousing, and distributing automotive parts to a retail store.

## VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-13-22	Danny Buoy Holdings, LLC	150-156 Terrill Road	444	4	NC Neighborhood Commercial Zone

- The applicant is requesting waivers from completeness checklist requirements, relief from supplementary zoning regulations, waivers from design and performance standards, preliminary and final site plan approval to utilize the site for a mixed-use building for restaurant and residential apartment.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-11-15	Prominent Landscape Construction c/o John Mastroanni	760 North Avenue	344	4	LI Light Industrial

- The applicant is requesting a waiver from the completeness checklist, relief from supplementary zoning regulations, waivers from design/performance standards, preliminary and final site plan approval to construct a 30' x 30' one-story garage to serve as an office for a masonry business. The applicant is also proposing outdoor storage of vehicles, equipment, and material accessory to the masonry business, a parking area for four (4) vehicles behind the garage, and a 30' x 50' outdoor equipment storage area behind the parking area.

## VIII. OLD BUSINESS

- 1) CIP – Roads – Presentation by Jackie Foushee, City Engineer, of Remington & Vernick Engineers - Discuss Reconstruction and Resurfacing of Leland Court and Carlisle Terrace
- 2) Subcommittee Reports
  - Redevelopment Plan - Review of existing Redevelopment Plans
  - CIP - Status of 2015-2020 Plan
- 3) South Avenue Concept Plan Review

## IX. NEW BUSINESS

- 1) The next regularly scheduled meetings of this board are as follows: **Thursday August 7, 2014**; 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)