



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, FEBRUARY 6, 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 – 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) - none

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-13-30	Alicia Lam	638-644 South Avenue	614	5	MU Mixed Use Zone District

- This application was deemed complete on January 7, 2014. This is a request for relief from completeness requirements, preliminary and final site plan approval for a mixed-use building which will have a 1,433 square foot, 17 seat take out, restaurant, and a 1,673 square foot warehouse on the first floor, and two (2) residential apartments (three and four bedroom) on the second floor. The applicant’s proposal requires 11 parking spaces (6 for the restaurant, 1 for the warehouse, 4 for the apartments) and there already exists on site parking for 12 vehicles. There are no proposals for any site improvements to the property.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-13-18	Spark Properties, LLC	719-731 West Front Street	231	21	MU Mixed Use Zone District

- This application was deemed complete on January 8, 2014. This is a request for relief from the minimum lot coverage requirements, minimum parking requirement, preliminary and final site plan approval for a mixed-use commercial/residential building. The applicant is proposing to demolish a 2,717 square foot masonry building and a 4,600 square foot metal building, and then construct a three-story building with a 9,215 square foot footprint, and parking lot for 55 vehicles. The first floor of the building will contain 7 retail units totaling 6,713 square feet. The second floor and third floor will each contain 10 residential apartments-eight (8) two-bedroom, and two (2) one-bedroom units for a total of 20 apartments.

VIII. OLD BUSINESS - none

IX. NEW BUSINESS

1) Discussion Items

- Downtown Parking
- Boarded Up Homes
- Open Space
- Joint Board Meeting

2) The next regularly scheduled meetings of the board will be held on **Thursday February 20, 2014**; March 6; March 20; April 3; April 17; 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. For further assistance please call (908) 753-3486 or email rosalind.miller@plainfieldnj.gov

PB meeting agenda 2/6/2014

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