



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, MARCH 20, 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 6, 2014 and February 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)

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 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.

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 is a request for relief from the minimum lot coverage requirements, minimum parking requirement, and preliminary 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.

VII. DEVELOPMENT APPLICATION(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 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

- 1) Discussion on the progress of the Joint Board Meeting held on Saturday, March 15, 2014

IX. NEW BUSINESS

- 1) The next regularly scheduled meetings of this board will be held as follows: **Thursday April 3rd**; 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.

Phone: (908) 753-3486 * Fax: (908) 226-2587
 Website: www.plainfieldnj.gov