



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 15, 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) - none

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 | 5 | NC Neighborhood Commercial |

- 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 (restaurant and residential apartment).

2)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|-----------------|----------------------|----------------------|-------|-------------------------|---|
| PB-14-16 | Union County College | 225 Roosevelt Avenue | 307 | 1.01, 3, 40 and 4, 5.01 | TODD/CD Transit Oriented Development Downtown/College District Zone |

- The applicant is seeking 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- classrooms, 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.

3)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|-----------------|------------|------------------|-------|-------------------------|--|
| PB-14-15 | Parke Lane | South Avenue | 625 | 18-20; 22-26; 60 and 61 | NC Neighborhood Commercial Zone District / R8 High Residential Zone District |

- The applicant is seeking a Concept Plan Review proposing 200 residential apartments within two four story buildings. Parking is proposed with 1.2 parking spaces per unit and expansion of the existing pocket park.

VIII. OLD BUSINESS – none

IX. NEW BUSINESS

1. *Subcommittee Reports – Capital Improvement Projects 2015-2020*
2. The next regularly scheduled meetings of this board are as follows: **Thursday June 5, 2014**; 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.