

PLANNING BOARD REORGANIZATION MEETING AGENDA
THURSDAY, JANUARY 15, 2015 AT 7:30 P.M.
CITY HALL LIBRARY, 515 WATCHUNG AVENUE, PLAINFIELD, N.J. 07060

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. REORGANIZATION

V. MINUTES – June 19, 2014 and July 17, 2014

VI. RESOLUTION MEMORIALIZATION(S)

1)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|------------------------|----------------------|-------------------------|--------------|---------------|--------------|
| PB-14-20 | BTB Landscaping, LLC | 616 South Avenue | 614 | 2 | MU Mixed Use |

- This application was deemed complete on October 10, 2014. The applicant is requesting waivers from completeness checklist requirements, relief from bulk requirements, , relief from supplementary zoning regulations, waivers from design and performance standards, preliminary and final site plan approval to construct a 30’ x 40’ building, four (4) parking spaces, and stackable outdoor storage bins.

2)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|------------------------------------|-------------------------------|---------------------------------------|--------------|---------------|--------------------------|
| PB-12-32 Capital Project Review | Plainfield Board of Education | Hub Stine Field 1325 Randolph Road | 12 | 25 | R-3 Low/Moderate Density |

- Review of the Renovations to the Hub Stine Field for lighting plan and synthetic turf .

VII. DEVELOPMENT APPLICATION(S)

1)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|------------------------|--|--------------------------|--------------|---------------|--------------------------------|
| PB-14-10 | Progressive Auto, Inc./ Property Owner American Realty Associates, LLC | 1652 South Second Street | 137 | 5 | Light Industrial Zone District |

- This application was deemed complete on October 6, 2014. The applicant is requesting waivers from completeness checklist requirements, relief from supplementary zoning regulations, waivers from plan design and performance standards, preliminary and final site plan to convert 7,300 square feet of vacant space in an existing warehouse building to an automobile repair facility.

2)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|------------------------|-------------------------------------|-------------------------|--------------|---------------|---------------------------------|
| PB-14-36 | Al Baseerah International Institute | 1345-1349 South Avenue | 624 | 9 | NC Neighborhood Commercial Zone |

- The applicant is requesting waivers from completeness checklist items, relief from supplementary zoning regulations, waivers from design and performance standards, preliminary and final site plan approval to convert a one-story commercial building to a house of worship.

VIII. OLD BUSINESS - none

IX. NEW BUSINESS

- 1) Review and Adoption of the board's 2015 annual calendar
- 2) Review the Board's By-Laws
- 3) Review Re: Request for Proposals for Land Use Services
- 4) Preliminary discussion on draft South Avenue Redevelopment Plan
- 5) Discussion of formal submission of Heyer, Gruel & Associates July 2014 Muhlenberg Hospital Study to the Planning Board
- 6) Discussion of Recreation and Open Space Inventory (ROSI) and encumbrance for Board Chair signature

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 any questions and/or comments please call (908) 753-3486 or email rosalind.miller@plainfieldnj.gov