



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

PLANNING BOARD MEETING AGENDA
THURSDAY, OCTOBER 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. PUBLIC COMMENTS ON NON-AGENDA ITEMS – Limited to 2 minutes maximum per comment. (Subject to change by the Board Chairman)

V. MINUTES –August 6, 2015 and August 20, 2015

VI. RESOLUTION MEMORIALIZATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-14	Greater Plainfield / Middlesex Habitat for Humanity	400-406 East Fifth Street / 501-507 Franklin Place (corner lot)	609	1.01	R-4 Moderate Density Residential Zone

- The applicant is seeking to subdivide Lot 1.01 containing a single family residence into two (2) lots and constructing a new single family dwelling on the newly created lot.

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-29	Ernest Reynolds	Various Locations (4) to Place Neighborhood Signs			

- The applicant is requesting approval to install neighborhood (Brisbane Estates) signs at four (4) locations.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-25	Plainfield Genesis Affordable Housing/Plainfield YMCA	518 Watchung Avenue	835	4	Civic Historic District

- The applicant is requesting preliminary and final site plan approval to convert 60 rooms on the second and third floors to 30 studio apartments and one (1) two-bedroom apartment.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2013-34	FY Realty	210 West Front Street	249	4	TODD/CBD Transit Oriented Development District/Central Business District

- The applicant is requesting a parking variance, preliminary and final site plan approval for a mixed use commercial/residential building. The property contains a three-story building with 2 ground floor commercial units (retail and restaurant) on the first floor and 4 residential apartments and 1 office unit on the upper floors. The applicant is proposing to convert the 1 office unit to a one-bedroom apartment for a total of 5 residential apartments.

VIII. OLD BUSINESS - none

IX. NEW BUSINESS

1. Review Streetscape Guidelines
2. 883-925 South Avenue (Application PB-14-17) Family Dollar review of facade

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board will be held on **Thursday November 5;** November 19 (Week of New Jersey League of Municipalities); December 3; December 17, 2015

NOTE 2: The Board will not hear any cases after 10:30 p.m. 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