



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, APRIL 16, 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. Also, note that all cellular phones are to be turned off during the Planning Board meetings unless otherwise stated. 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 – January 15, 2015 Reorganization meeting minutes

VI. RESOLUTION MEMORIALIZATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-13-03	177-185, LLC	177-185 North Avenue	313	12	TODD/NAHD Transit Oriented Development Downtown/North Avenue Historic District

- The applicant was granted preliminary site plan approval for three ground floor retail units, and five apartments on the upper floors.
- Adopted 10/2/14 – Preliminary Site Plan Approval

Toth	Storch	Baldwin	Fuller	Robertson	McKenna
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Six in favor. None opposed. None abstained.

2)

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.
- Adopted 1/15/15 – Preliminary Site Plan Approval

Scott Bey	Toth	Stewart	Storch	Baldwin	Robertson	Swan	McKenna
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Eight in favor. None opposed. One abstention - Scott Bey

3)

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.
- Adopted 1/15/15

Scott Bey	Toth	Stewart	Storch	Baldwin	Robertson	Swan	McKenna
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Eight in favor. None opposed. None abstained

VII. DEVELOPMENT APPLICATION(S)

1) CONCEPT PLAN REVIEW

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-15-09	Seven Stars Transport Corp	322 Manson Place	128	5	R-4 Moderate Density Residential Zone

- The applicant is seeking a concept plan review for a minor subdivision of a lot with an existing single family dwelling and proposing to construct a single family dwelling on the newly subdivided lot.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-14-21	Crown Real Estate Holdings, Inc.	347-435 East Third Street / 218-226 Richmond Street	307	31.01 and 29.01	MU Mixed Use

- This application was deemed complete on March 19, 2015. The applicant is requesting relief from 1 Redevelopment Plan Bulk Requirements, relief from 4 Redevelopment Plan Design Requirements, relief from 6 Land Use Ordinance Supplementary Zoning Regulations, waivers from 11 Land Use Site Plan and Performance Design Standards, preliminary, and final site plan approval.
- The applicant is proposing to construct a four-story residential apartment building containing 148 units-109 one-bedroom, and 39 two-bedroom units and 177 parking spaces proposed-156 parking space on-site, and 21 off-site. The site (formerly the Cozzoli Machine Company), has been vacant since 2003 and is part of the East Third Street and Richmond Street Redevelopment Plan.

VIII. OLD BUSINESS

IX. NEW BUSINESS

- 1) Discussion on CIP process for 2015
- 2) Discussion on Master Plan Committee Report

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board will be held on **Thursday May 7, 2015;** May 21; June 4; June 18; July 2; July 16; August 6; August 20; September 3; September 17; October 1; October 15; November 5; November 19; 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

PB meeting agenda 4/16/2015