



# 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, SEPTEMBER 17, 2015 AT 7:30 P.M.  
CITY HALL LIBRARY, 515 WATCHUNG AVENUE, PLAINFIELD, N.J. 07060**

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**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 –June 18, 2015**

**VI. RESOLUTION MEMORIALIZATION(S)**

1)

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		
Scott Bey	Toth	Stewart	Storch	Baldwin	Fuller	Robertson	El-Amin

- The applicant is requesting waivers from the completeness checklist requirements, relief from zoning standards cited in the East Third Street and Richmond Street Redevelopment Plan, relief from supplementary zoning regulations, waivers from site plan design and performance standards, preliminary and final site plan approval to construct a four-story residential apartment building consisting of 124 units, 48 one-bedroom, and 76 two-bedroom units. The applicant is proposing on-site parking spaces.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-15-20	Sleepy Hollow Developers, LLC	1340-1426 South Avenue & 1353-1355 East Seventh Street	625	18-26 & 60-61	South Avenue Gateway Redevelopment Plan

- Granting preliminary and final site plan, minor subdivision approval, variances, design waivers and relief from the requirements of the South Avenue Gateway Redevelopment Plan, to Sleepy Hollow Developers, LLC.

**VII. DEVELOPMENT APPLICATION(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 single family dwelling on the newly created lot.

**VIII. OLD BUSINESS - none**

**IX. NEW BUSINESS**

- 1) Discussion on Capital Improvement Program (CIP) process for 2015-2020
- Public Works
  - Engineering
  - Recreation
  - Fire
  - Information Technology (IT)
  - Planning

**X. ADJOURNMENT**

**NOTE 1:** The next regularly scheduled meetings of the board will be held on **Thursday October 1, 2015**; October 15; 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](mailto:rosalind.miller@plainfieldnj.gov)