



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, FEBRUARY 19, 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 7, 2014

VI. RESOLUTION MEMORIALIZATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
	The South Avenue Gateway Redevelopment Plan	South Avenue	625 625.01	18-26 60, 61 And 1	

- Resolution of the Plainfield Planning Board Recommending that City Council Adopt the South Avenue Gateway Redevelopment Plan for Properties Block 625, Lot 18-26, 60, 61 and 625.01 and Lot 1 of the above properties.

VII. DEVELOPMENT APPLICATION(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

- 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 containing 153 units-110 one-bedroom, and 43 units two-bedroom units. The property will contain 155 parking space-110 sub-surface (basement), and 45 surface-level. The site which formerly was the location of the Cozzoli Machine Company and has been vacant since 2—3, is part of the East Third Street and Richmond Street Redevelopment Plan (“the Plan”)

VIII. OLD BUSINESS - none

IX. NEW BUSINESS

- 1) Joint meeting has been scheduled for Saturday March 7, 2015 from 10:00 A.M. to 12 Noon at the City Hall Library, 515 Watchung Avenue (parking in the city hall parking lot)
- 2) Discussion on CIP process for 2015
- 3) Discussion on Master Plan Committee Report
- 4) Reminder of seminar locations for experienced board members (If interested)
- 5) Update on Financial Disclosure Statement

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board will be held on **Thursday March 5, 2015**; March 19; April 2; April 16; May 7; 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 2/19/2015