



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, AUGUST 20, 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 – May 21, 2015 and 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

- 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.
- **Voting Members:**

Scott Bey	Toth	Stewart	Storch	Baldwin	Fuller	Robertson	El-Amin
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VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-15-20	Sleepy Hollow Developers, LLC	13409 -1426 South Avenue and 1353 -1355 "East Seventh Street	625	18-26 & 60 & 61	South Avenue Gateway Redevelopment Plan

- The applicant is requesting minor subdivision approval, preliminary and final site plan approval to consolidate nine (9) Lots (18-26), obtain portions of two (2) Lots (60 & 61), combine the lots and construct two (2) four-story residential apartment buildings totaling 212 units. The applicant is proposing 302 parking spaces; 87 of the spaces are garaged.

VIII. OLD BUSINESS

IX. NEW BUSINESS

- 1) Discussion on Capital Improvement Program (CIP) process for 2016-2021
- 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 September 3, 2015**; 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 8/20/2015