



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 3, 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 –June 18, 2015 and July 16, 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.

VII. DEVELOPMENT APPLICATION(S)

- 1) Muhlenberg In Need of Redevelopment Study

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
Capital Project Review 2015 Road Improvement Program (Contract 2)	City Engineer - Remington, Vernick & Arango Engineers	Resurfacing of Various Street			

- Resurfacing of various streets (Frances Lane, Maxson Place, Linbarger Avenue, Shirley Street, Coolidge Street (section 1), Coolidge Street (section 2), Loretta Terrace, Adam Circle and Salem Road)

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-13	Montrose Molders Corporation	1735 West Front Street	202	1.01	LI Light Industrial Zone

- The applicant is requesting waivers from completeness checklist requirements, relief from parking requirements, relief from bulk requirements, variances from supplementary zoning regulations, waivers from site plan design performance standards, preliminary and final site plan approval to construct a one-story, 19,825 square foot building addition to an existing 78,163 square foot one and two-story distribution warehouse building. The applicant is also proposing to build a paved driveway.

4)

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** - none

X. **ADJOURNMENT**

NOTE 1: The next regularly scheduled meetings of the board will be held on **Thursday September 17, 2015**; October 1; 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