



# 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, JUNE 18, 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** – March 19, 2015

**VI. RESOLUTION MEMORIALIZATION(S)**

1)

| Application No. | Applicant                                  | Property Address   | Block | Lot(s) | Zone                               |
|-----------------|--|--------------------|-------|--------|------------------------------------|
| PB-15-11        | Capital Project Review for County of Union | Green Brook Bridge | 223   | 1      | Green Brook Park Historic District |

- The applicant was granted a Capital Project Review approval to construct a pedestrian bridge in Green Brook Park.

2)

| Application No. | Applicant                          | Property Address                                  | Block | Lot(s)  | Zone                            |
|-----------------|------------------------------------|---|-------|---------|---------------------------------|
| PB-13-14        | East Second Street Associates, LLC | 122-128 East Second Street / 127-135 North Avenue | 315   | 3 and 9 | North Avenue Redevelopment Plan |

- The applicant is requesting 14 waivers from the completeness checklist requirements, relief from parking requirements, 5 supplementary zoning regulations, 22 waivers from design standards, preliminary and final site plan approval to convert a vacant two-story building on Lot 3 to 4,414 square feet of commercial space on the first floor, and 5 residential apartments on the second floor.

**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 /<br>218-226 Richmond Street | 307   | 31.01<br>and<br>29.01 | MU Mixed Use |

- Architect to make a presentation about architectural plan changes.

**VIII. OLD BUSINESS - none**

**IX. NEW BUSINESS**

- 1) Discussion on Capital Improvement Program (CIP) – Resurfacing of East Second Street – Presented by Remington & Vernick Engineering
- 2) Status on Muhlenberg Study

**X. ADJOURNMENT**

**NOTE 1:** The next regularly scheduled meetings of the board will be held on **Thursday July 2, 2015 (board cancelled this meeting date)**; 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](mailto:rosalind.miller@plainfieldnj.gov)

PB meeting agenda 6/18/2015