



# 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, MAY 7, 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** – February 5 and February 19, 2015

**VI. RESOLUTION MEMORIALIZATION(S)** - none

**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").

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.

3)

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 is seeking Capital Project Review approval proposing to construct a pedestrian bridge in Green Brook Park.

**VIII. OLD BUSINESS - none**

**IX. NEW BUSINESS**

- 1) Discussion on CIP process for 2015

**X. ADJOURNMENT**

**NOTE 1:** The next regularly scheduled meetings of the board will be held on **Thursday May 21, 2015**; 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](mailto:rosalind.miller@plainfieldnj.gov)

PB meeting agenda 5/7/2015