



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 5, 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. MINUTES – August 7, 2014

V. RESOLUTION MEMORIALIZATION(S) – none

VI. PUBLIC COMMENTS ON NON-AGENDA ITEMS – Limited to 2 minutes maximum per comment. (Subject to change by the Board Chairman)

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-14-10	Progressive Auto, Inc./ Property Owner American Realty Associates, LLC	1652 South Second Street	137	5	Light Industrial Zone District

- This application was deemed complete on October 6, 2014. The applicant is requesting waivers from completeness checklist requirements, relief from supplementary zoning regulations, waivers from plan design and performance standards, preliminary and final site plan to convert 7,300 square feet of vacant space in an existing warehouse building to an automobile repair facility.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-14-09	Step One Academy, LLC	225-227 E. 5 th St 229-239 E. 5 th St. 242-246 Court Pl.	603	3 1.01 17	TODD/TD Transit District

- The application was deemed complete October 16, 2014. The applicant is requesting waivers from the completeness checklist requirements, relief from supplementary zoning regulations, relief from design and performance standards, preliminary, and final site plan approval to expand a childcare center from 5 classrooms/79 children to 10 classrooms/162 children.

VIII. OLD BUSINESS - none

IX. NEW BUSINESS

- 1) Review the Board's By-Laws
- 2) Preliminary discussion on draft South Avenue Redevelopment Plan
- 3) Scheduling of the Joint Board Meeting
- 4) Discussion on the Master Plan
- 5) Updated Board Members Directory for 2015
- 6) Seminar locations for experienced board members

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board will be held on **Thursday February 19, 2014**; March 5; 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 2/5/2015