



CITY OF PLAINFIELD

DIVISION OF PLANNING
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NJ 07060



ADRIAN O. MAPP
MAYOR

RON SCOTT BEY, CHAIRMAN
HORACE BALDWIN, VICE CHAIRMAN

PLANNING BOARD MEETING AGENDA

DATE: THURSDAY, OCTOBER 6, 2016

TIME: 7:30 P.M.

LOCATION: CITY HALL LIBRARY, 515 WATCHUNG AVENUE



I. CALL TO ORDER

NOTE: CELLULAR PHONES ARE TO BE TURNED OFF DURING THE BOARD MEETING, UNLESS OTHERWISE STATED.
(SUBJECT TO CHANGE BY THE BOARD CHAIRMAN)

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 – None

VI. RESOLUTION MEMORIALIZATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2016-07	Tania Peralta/Tania Realty, LLC	1013 East Second Street	332	18	NC Neighborhood Commercial

- The applicant is requesting "after-the-fact" approval of a three-bedroom residential apartment on the second floor of a two-story building. A restaurant occupies the first floor of the building, site fully developed, but no site improvements and no off-street parking are proposed.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2016-28	Honey Patel	1029 West 8 th Street	525	11	R-3 Residential

- Request for minor subdivision approval

- 3) Capital Project Review – Madison Playground Rest Room Facility
- 4) Capital Project Review – 2016 Roadway Improvements

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2012-06	Latino Heat Bar & Grill, LLC	308 Watchung Avenue	840	1	TODD/CBD Transit Oriented Development/Central Business District
8/18/16 (1 st hearing) carried; 10/6/16					

- The applicant is proposing to construct a one-story addition to the existing building. The proposal requires waiver, variance, site plan design, preliminary and final site plan approval.

- 2) Review of Transit Oriented Development Downtown West - In Need of Redevelopment Study
Public Hearing
- 3) Review of Draft North Avenue Netherwood – In Need of Redevelopment Study (No action taken)

VIII. OLD BUSINESS

- 1) Capital Improvement Project
 - Department of Public Works & Urban Development - Recreation Division - Siedler Field Reconstruction

IX. NEW BUSINESS - none

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board will be held on **Thursday October 20, 2016;** November 3; November 17 (New Jersey League of Municipality week); December 1; and December 15, 2016

NOTE 2: 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.

PB meeting agenda 10/6/12016