



# 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**  
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**DATE: THURSDAY, NOVEMBER 3, 2016**

**TIME: 7:30 P.M.**

**LOCATION: CITY HALL LIBRARY, 515 WATCHUNG AVENUE**

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**Revised Agenda (11/1/16)\***

**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** – September 15, 2016

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

**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 <sup>st</sup> hearing) carried; 10/6/16 carried: 11/17/16 ( <b>letter request to carry to 2017</b> )*					

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

2)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
PB-13-25	Shun Cheng, LLC	326-332 West Front Street / 4-6 Grove Street (corner lot)	248	5	TODD / CBD Zone Transit Oriented Development Downtown/Central Business District

- Amendment to the Final Site Plan Approval

**VIII. OLD BUSINESS**

- 1) Capital Improvement Program \*
  - 2) Discussion of Land Use Ordinance
- Review of Satellite Dishes and Antennas

**IX. NEW BUSINESS**

- 1) Discussion of South Avenue Netherwood In Need of Redevelopment Study – Public Hearing
- 2) Review of the North Avenue Redevelopment Plan (No Action Taken) \*

**X. ADJOURNMENT**

**NOTE 1:** The next regularly scheduled meetings of the board will be held on **Thursday November 17, 2016;**  
(New Jersey League of Municipality week) December 1; 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 11/3/12016