



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, APRIL 21, 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** – March 3, 2016 and March 17, 2016

VI. RESOLUTION MEMORIALIZATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-03	Edison Garcia	111 East Front Street	317	16	TODD/CBD Zone Central Business District

- The applicant is requesting preliminary and final site plan approval to convert the vacant third and fourth floors of a four-story building to six (6) residential apartments containing four (4) one-bedroom and two (2) two-bedrooms units.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-09	Seven Stars Transport, Inc.	318-324 Manson Place	128	5	R-4 Moderate Density Residential Zone

- The applicant is requesting minor subdivision approval, relief from bulk variances, relief from supplementary zoning.

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2014-02	SRJN, LLC	1140-1142 South Avenue	623	5	NC Neighborhood Commercial
3/3/16 (1 st hearing) carried 4/7/16; 4/21/16					

- The applicant is requesting preliminary and final site plan approval to construct a two-story addition to an existing one-story building (retail liquor store). The addition will add space to the retail store on the first floor, and the upper floors will contain six (6) two-bedroom residential apartments. A portion of the roof will contain a roof garden and 21 surface parking spaces.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-24	Ministerio Internacional Puerta Del Cielo	401-409 Roosevelt Avenue / 300-308 East Fourth Street	606	50	MU Mixed Use Zone
2/18/16 (1 st hearing) carried 3/17/16; 4/21/16					

- The applicant is requesting relief from supplementary zoning regulations, waivers from site plan/performance standards according to the Land Use Ordinance, preliminary and final site plan approval to convert a vacant building to a house of worship for occupancy up to 297 people.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2016-02	F.Y. Realty, LLC	206-208 West Front Street	249	3	TODD/CBD Zone Central Business District

- The applicant is requesting preliminary and final site plan approval, several waivers, relief from supplementary zoning regulation, waivers from site plan design, performance standards. The proposal provides no site improvements and no on-site parking.

VIII. OLD BUSINESS – 301-303 Hillcrest Avenue, Block 415, Lot 6.02 (Board Application No.PB-06-12)
 – The applicant request changes to a single family home from board approved plans

IX. NEW BUSINESS

1) Committee Assignments

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board will be held on **Thursday May 5, 2016;** May 19; June 2; June 16; July 7; July 21; August 4; August 18; September 1; September 15; October 6; October 20; November 3; November 17; 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 4/21/2016