



# 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, SEPTEMBER 15, 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 – August 18, 2016 and September 1, 2016

### VI. RESOLUTION MEMORIALIZATION(S)

### VII. DEVELOPMENT APPLICATION(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-2016-21	Moon Builder, LLC	327 West Front Street	247	2.01	TODD / CBD

➤ The applicant is seeking a variance from the parking requirements. The proposal is to add two (2) stories to an existing three (3) story building. The first floor is proposed to have four (4) retail units and the upper floors a total of fifteen (15) apartments. The applicant requires 46 parking spaces, fifteen (15) parking spaces are proposed. (The applicant has requested an adjournment and no date has been set)

3)

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

➤ Request for minor subdivision approval

**VIII. OLD BUSINESS**

**IX. NEW BUSINESS**

- 1) Capital Improvement Project (CIP) 2017-2023
  - Department of Public Works & Urban Development
    - Recreation Division
      - Madison Avenue Playground Restroom Facility
      - Siedler Field Reconstruction
    - Engineering
      - Roadways
  
- 2) Cedar Brook Park Artificial Turf Fields – Decision from the New Jersey Historic Sites Council

**X. ADJOURNMENT**

**NOTE 1:** The next regularly scheduled meetings of the board will be held on **Thursday October 6, 2016;** October 20; November 3; November 17 (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 9/15/12016