



CITY OF PLAINFIELD

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



ADRIAN O. MAPP
MAYOR

Ron Scott Bey, Chairman
Horace Baldwin, Vice Chairman

PLANNING BOARD MEETING

DATE: THURSDAY FEBRUARY 18, 2016
TIME: 7:30 P.M.
LOCATION: CITY HALL LIBRARY, 515 WATCHUNG AVENUE
PLAINFIELD, N.J. 07060

AGENDA

I. CALL TO ORDER

NOTE: CELLULAR PHONES ARE TO BE TURNED OFF DURING THE BOARD MEETING, UNLESS OTHER WISE 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 – December 17, 2015 (corrected version)

VI. RESOLUTION MEMORIALIZATION(S)

- 1) Capital Improvement Program 2016-2021
- 2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-31	County of Union	Cedar Brook Park	732	1	CBPHD Cedar Brook Park Historic District

- Granted capital project review for recreation improvements for synthetic turf fields.

VII. DEVELOPMENT APPLICATION(S)

1)

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

- 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.

2)

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.

3)

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 regulations to subdivide Lot 5, Block 128 into 2 Lots and construct a one-family dwelling on the newly created lot.

VIII. OLD BUSINESS - none

IX. NEW BUSINESS

- 1) Discussion on Use of Social Media during the Hearing Process (See The New Jersey Planner’s November/December 2015 issue that was distributed in the December 2015 packet)

X. ADJOURNMENT

NOTE: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