



# CITY OF PLAINFIELD

PLANNING BOARD  
515 WATCHUNG AVENUE, ROOM 202  
PLAINFIELD, NJ 07061



SHARON ROBINSON-BRIGGS  
MAYOR

MEETING AGENDA  
THURSDAY, JULY 19, 2012 AT 8:00 P.M.  
CITY HALL LIBRARY, 515 WATCHUNG AVENUE

Kenneth Robertson, Chairman  
Ron Scott Bey, Vice Chairman

**I. CALL TO ORDER**

**II. OPEN PUBLIC MEETING STATEMENT**

"The annual schedule of this meeting has been duly noted in The Courier-News and The Star Ledger. In addition, a copy of the notice is posted in the City Clerk's office, the Planning Division office and the City's website in accordance to the regulations of the Open Public Meetings Act, 10:4-6 et seq. This is a regularly scheduled meeting of the Board."

**III. ROLL CALL**

**IV. MINUTES – June 7, 2012 and June 21, 2012**

**V. RESOLUTION MEMORIALIZATION(S)**

1. Resolution for Reviewing a Capital Project for 2012 Road Improvement Program-Contract 3
2. Resolution for Reviewing a Capital Project for 2012 Road Improvement Program-Contract 1
3. Resolution on an Encroachment into the Public Right of Way for the placement of 50 decorative planters by the Crescent Avenue Historic District

**VI. DEVELOPMENT APPLICATION(S) (Continuations)**

1.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-11-21	McDonald's USA, LLC	1273-1297 & 1247-1271 South Avenue	624	4.01 & 4.02	NC Neighborhood Commercial Zone
The application was deemed complete on January 31, 2012: 4/5/12 1 <sup>st</sup> hearing.					

- The applicant is requesting waivers from completeness items, relief from supplementary zoning regulations, waivers from site plan design and performance standards, preliminary and final site plan approval to remodel an existing McDonald's restaurant by adding an 82 square foot vestibule making the total building size 3,802 square feet. The site improvements include the addition of a one-way exit drive, elimination of 21 parking spaces, the addition of a second drive-thru service lane, and new signage.

Phone: (908) 753-3486 \* Fax: (908) 226-2587  
[www.plainfieldnjhistoricpreservation.com](http://www.plainfieldnjhistoricpreservation.com)  
Website: [www.plainfieldnj.gov](http://www.plainfieldnj.gov)

2. CAPITAL PROJECT REVIEW - Plainfield Board of Education, Hub Stine Field, at Randolph Road  
Discussion on the lighting and drainage (Application No.PB-12-07)

**VII. OLD BUSINESS**

1. Finalization of proposed TOD downtown zone recommendation

**VIII. NEW BUSINESS**

1. CAPITAL IMPROVEMENT PROGRAM
  - a. Public Library
  - b. Bilingual Day Care Center

**IX. UNFINISHED BUSINESS**

1. SUBCOMMITTEE REPORTS:
  - a. Continued discussion of TODN (Transit Oriented Development-Netherwood)
  - b. Resolution of the Plainfield Planning Board Recommend Zoning Ordinance Amendments for TODD (Transit Oriented Development-Downtown)
  - c. Continued discussion on Roadways
  - d. Continued discussion on the CIP (Capital Improvement Program) 2013-2018
  - e. Continued discussion on the Zoning Ordinance Update

**X. OPEN MEETING TO THE PUBLIC**

**XI. ADJOURNMENT**

- The next regularly scheduled meetings of the board are Aug. 2, Aug. 16, Sep. 6, Sep. 20, Oct. 4, Oct. 18, Nov. 1, Nov. 15, Dec. 6, and December 20.

**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 further assistance please call (908) 753-3486 or email [rosalind.miller@plainfieldnj.gov](mailto:rosalind.miller@plainfieldnj.gov)