



CITY OF PLAINFIELD

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



**ADRIAN O. MAPP
MAYOR**

PLANNING BOARD MEETING AGENDA

DATE: THURSDAY, APRIL 6, 2017
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 – February 16, 2017

VI. RESOLUTION MEMORIALIZATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
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

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 st hearing) carried; 10/6/16 carried; 11/17/16 carried; 1/19/2017 carried; 4/6/17					

- 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)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2014-02	SRJN, LLC	1140-1142 South Avenue	623	5	NC Neighborhood Commercial

- 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 have been dismissed without prejudice.

VIII. OLD BUSINESS

IX. NEW BUSINESS

- 1) Capital Project Review: Union County Project for Netherwood Avenue Bridge Replacement
- 2) Subcommittee Reports
 - Capital Improvement Program (CIP)
 - Master Plan
- 3) Discussion of Redevelopment Muhlenberg Plan
- 4) Discussion of Workshops for New Jersey State League of Municipalities (NJSLOM)

X. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board will be held on **Thursday April 20, 2017;** May 4, and May 18, 2017; June 1, and June 15, 2017; July 6 and July 20, 2017; August 3 and August 17, 2017; September 7 and September 21, 2017; October 5, and October 19, 2017; November 2, and November 16, 2017 (NJ State League of Municipality week); December 7, and December 21, 2017

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.