



# CITY OF PLAINFIELD

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



**ADRIAN O. MAPP  
MAYOR**

## **PLANNING BOARD MEETING AGENDA**

**RON SCOTT BEY, CHAIRMAN  
PLANNING BOARD**

**HORACE BALDWIN, VICE CHAIRMAN  
PLANNING BOARD**

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**DATE: THURSDAY, JULY 20, 2017  
TIME: 7:30 P.M.  
LOCATION: PLAINFIELD 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 – April 24, 2017 and May 4, 2017**

**VI. RESOLUTION MEMORIALIZATION(S)**

### **VII. DEVELOPMENT APPLICATION(S)**

1)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
PB-2016-27	326-330 East Fourth Street	328-330 East Fourth Street	606	8 and 9	MU Mixed Use Zone District
5/4/17 carried; 6/1/17 carried; 6/15/17 carried; 7/20/17					

- The applicant is requesting to consolidate Lots 8 and 9, demolish the building closest to East Fourth Street on Lot 9, renovate the building to the rear of Lot 9, and utilize the building for office and indoor/outdoor storage space for a contractor business.

2)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
PB-2017-11	North Avenue Urban Renewal, LLC	1000 North Avenue	402	7	Part of TODN-North Avenue Redevelopment Plan

The applicant is proposing to construct a five-story building with 120 residential units, retail space and a restaurant. Parking will be provided via 163 parking stalls in a five-story parking garage.

**VIII. REDEVELOPMENT STUDY(S)**

**IX. REDEVELOPMENT PLAN(S)**

- South Avenue Redevelopment Plan TODN – Bulk Requirements
- Plainfield Avenue Redevelopment Plan

**X. CAPITAL IMPROVEMENT PROGRAM**

**XI. OLD BUSINESS**

**XII. NEW BUSINESS**

**XIII. ADJOURNMENT**

**NOTE 1:** The next regularly scheduled meetings of the board will be held on **Thursday August 3, 2017;** 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.

Planning Board meeting agenda 7/20/2017