



# 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, DECEMBER 7, 2017  
TIME: 7:30 P.M.  
LOCATION: PLAINFIELD CITY HALL LIBRARY  
515 WATCHUNG AVENUE**

\*Revised Agenda

### **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. EXECUTIVE SESSION**

### **V. PUBLIC COMMENTS ON NON-AGENDA ITEMS – Limited to 2 minutes maximum per comment. (Subject to change by the Board Chairman)**

### **VI. MINUTES – September 7, 2017 and September 21, 2017**

### **VII. RESOLUTION MEMORIALIZATION(S)**

1)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
PB-2017-20	200 Plainfield Avenue, LLC	200-222 Plainfield Avenue/ 601-619 South Second Street/600-610 West third Street	111	16, 17 & 18.01	TODN South Avenue Redevelopment Plan

- The applicant is requesting variances, waivers and preliminary and final site plan approval for the construction of a new educational facility for early childhood and after-school services.

**VIII. DEVELOPMENT APPLICATION(S)**

\*1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2017-19	829 South, LLC	829-881 South Avenue	645	14	TODN South Avenue Redevelopment Plan

- The applicant is proposing to demolish a two-story masonry building and a two-story metal building and construct a four-story, mixed-use building. The first floor will contain retail space, the upper floors total 70 residential apartments and 84 parking spaces.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2017-27	Muhlenberg Urban Renewal, LLC	1202-1250 Randolph Road/1203-1221 Park Avenue 1223-1251 Park Avenue/1201—1239 Moffett Avenue 1252-1360 Randolph Road 1223-1221 Park Avenue	13	38.01 and 38.02 and 38.03	PO Professional Office Zone and Muhlenber Redevelopment Plan and R-3 zone

- The applicant is proposing to demolish different portions of the existing hospital building, renovate the remaining structure and construct new additions for mixed use medical arts and residential apartment building containing 120 residential apartment units consisting of 1 and 2 bedroom units.

**IX. REDEVELOPMENT STUDY(S)**

**X. REDEVELOPMENT PLAN(S)**

**XI. CAPITAL IMPROVEMENT PROGRAM**

**XII. OLD BUSINESS**

**XIII. NEW BUSINESS**

**XIV. ADJOURNMENT**

**NOTE 1:** The next regularly scheduled meetings of the board will be held on **Thursday 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.