



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 AGENDA

DATE: THURSDAY, SEPTEMBER 5, 2019
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.

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 – none

VI. RESOLUTION MEMORIALIZATION(S)

1)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|-----------------|-----------------------------------|------------------------|-------|--------|----------------------------|
| PB-2019-07 | 1322 South Ave Enterprises LLC | 1314-1326 South Avenue | 625 | 15 | NC Neighborhood Commercial |

- The applicant is requesting to convert vacant space of a one-story strip mall building to a laundromat with 40 washers and 44 dryers. There are no exterior changes proposed for the building, parking spaces, exterior lighting. The proposal requires waivers from the completeness checklist requirements, relief from supplementary zoning regulation, site plan design and performance standard, and preliminary and final site plan approval for the laundromat.

2)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|-----------------|-----------------|-------------------------------------|-------|--------|--|
| PB-2018-35 | J&C Realty Inc. | 120-128 West 7 th Street | 712 | 2 | TODD/TD Zone Transit Oriented Development Downtown/Transit District Zone |

- The applicant is seeking approval for change of tenancy and change of use for a house of worship. The application requires waiver of site plan approval and parking variance of the existing structure.

3)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|-----------------|----------------------------------|---|-------|--------------------------|--|
| PB-2019-02 | South Terrill Urban Renewal, LLC | 1444-1470 South Avenue & 512-516 Terrill Road | 625 | 29, 30, 31, 32, 33, & 35 | Part of the South Avenue East Redevelopment Plan |

- The applicant is requesting final site plan approval to combine Lots 29-32, and 35, block 625 and construct a Wawa food market and fueling station.

VII. DEVELOPMENT APPLICATION(S)

1)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|------------------------|--------------------------|------------------------|-------|--------|---|
| PB-2019-06 | Joshwa Money School, LLC | 957-963 Central Avenue | 759 | 13 | VWB-1 Van Wyck Brooks Historic District |
| 8/1/19 carried; 9/5/19 | | | | | |

- The applicant is seeking to convert a single-family dwelling to a bed and breakfast guesthouse with 12 guest rooms including construction of an off-street 13-space parking lot.

VIII. REDEVELOPMENT STUDY(S) –

- 1) Area in Need of Redevelopment Investigation-TODD-South Study Condemnation
- 2) Area in Need of Redevelopment Investigation-TODD-South Study Non-Condemnation

IX. REDEVELOPMENT PLAN(S) - none

X. CAPITAL IMPROVEMENT PROGRAM - none

XI. OLD BUSINESS - none

XII. NEW BUSINESS - none

XIII. ADJOURNMENT

NOTE 1: The next regularly scheduled meetings of the board will be held on **Thursday September 19, 2019**; October 3, and October 17, 2019; November 7, and November 21, 2019 (NJ State League of Municipality week); December 5, and December 19, 2019

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.9-5-2019

Phone: (908) 753-3391 * Fax (908) 226-2587 * Website: www.plainfieldnj.gov