



CITY OF PLAINFIELD

DEPARTMENT OF ECONOMIC DEVELOPMENT
DIVISION OF PLANNING
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

DATE: THURSDAY, JUNE 4, 2020
TIME: 7:00 P.M.
LOCATION: VIDEO CONFERENCE CALL
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In order for a member of the public to participate in the Planning Board meeting remotely, you MUST first register for the meeting through the web link set forth below. Once you have accessed the link, you will be brought to a City of Plainfield remote participation website.

TO REGISTER:

Once you have registered you will be able to join the meeting on the scheduled hearing date and time.

Below are links for the system requirements for zoom for your information.

- <https://support.zoom.us/hc/en-us/articles/201179966-System-requirements-for-iOS-iPadOS-and-Android>
- <https://support.zoom.us/hc/en-us/articles/201362023-System-requirements-for-Windows-macOS-and-Linux>

Members of the public who wish to attend the meeting can choose one of the following options:

1. Computer/Mobile Device (by entering the link):

https://zoom.us/j/96900711068?pwd=eFZFd3VEdTk5MG45MnRWTIYyRytsUT09
Webinar ID: 969 0071 1068
Password: pl2020

If logging in to Zoom via Computer or Mobile Device for the first time, please allow a few extra minutes to install the program (if using a computer) or application (if using a mobile device).

2. Telephone (for a higher quality, dial a number based upon your current location):

US: +1 312 626 6799; or +1 646 558 8656; or +1 301 715 8592; or +1 346 248 7799;
or +1 669 900 9128; or +1 253 215 8782

Webinar ID: 969 0071 1068
Password: 436143

Please contact the Planning Board Secretary at least two (2) days in advance of the meeting if you need assistance in order to access the virtual meeting.

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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 – January 16, 2020, February 6, 2020 and February 20, 2020 and March 5, 2020

VI. RESOLUTION MEMORIALIZATION(S) -

VII. DEVELOPMENT APPLICATION(S)

1)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|-----------------|-------------------------|----------------------|-------|--------|---------------------------------------|
| PB-2019-22 | 118 North Holdings, LLC | 118-120 North Avenue | 314 | 4 | North Avenue Historic District (NAHD) |

- The applicant is seeking preliminary and final major site plan approval to permit the conversion of office space on the second floor of an existing two-story commercial building into a two-bedroom residential unit. There are no changes proposed to the first floor retail use.

2)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|-----------------|-----------------------|----------------------|-------|--------|--------------------------------|
| PB-2020-09 | 803 South Avenue, LLC | 757-819 South Avenue | 645 | 12 | TOD-N South Redevelopment Plan |

- The applicant is seeking a preliminary and final site plan approval to construct a five (5) story mixed use building of commercial space and a total of 104 residential units. The proposal includes 115 parking stalls located on the ground floor of the proposed building.

VIII. EXECUTIVE SESSION - None

IX. REDEVELOPMENT STUDY(S) - None

X. REDEVELOPMENT PLAN(S)

1. Scattered City Owned Parking Lots Redevelopment Plan

2. South Ave Corridor Redevelopment Plan
3. Amended TODD West Redevelopment Plan

XI. CAPITAL PROJECT(S) REVIEW – None

XII. OLD BUSINESS - None

XIII. NEW BUSINESS - None

XIV. ADJOURNMENT

NOTE 1: The Board will not hear any cases after 10:30 P.M.

NOTE 2: Copies of the application materials, including any maps, plans and documents relating to the applications will be available at least ten (10) days prior to the hearing at the following web address:

https://www.plainfieldnj.gov/cms.aspx?page_id=210&page_name=Planning%20Board

If you do not have computer access or are otherwise unable to access the application and supporting documents online, please contact the Board Secretary to make other arrangements to inspect same at the City Hall, Division of Planning, Second Floor-Room 202, 515 Watchung Avenue, Plainfield NJ.

NOTE 3: The contact information for the Board Secretary is as follows: Rosalind Miller, Board Secretary, City of Plainfield, phone (908) 753-3486; and email: rosalind.miller@plainfieldnj.gov. In the event that the Board Secretary is not available to immediately answer the telephone, please leave a message and also call back during regular business hours.

PB meeting.6/4/2020