



# 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, OCTOBER 15, 2020**  
**TIME: 7:00 P.M.**  
**LOCATION: VIDEO CONFERENCE CALL**  
#####

The Plainfield Planning Board Meeting currently scheduled for 7:00 p.m. on October 15, 2020 has been rescheduled and relocated to September 24, 2020 from the City Hall Library, 515 Watchung Avenue, Plainfield, New Jersey to a virtual meeting format. The meeting will now be conducted utilizing virtual/remote telecommunications equipment in conformance with the directives of the State of New Jersey. The City of Plainfield is operating under a declaration of state and local emergency due to the ongoing COVID-19 pandemic; and it has been determined that the public's attendance at public meetings of the Plainfield Planning Board would pose a risk to the health, safety and welfare of the public.

Members of the public (No registration required) 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

Individuals accessing the meeting by telephone will be capable of making a public comment at the appropriate times during the meeting by dialing \*9 on their telephone and waiting for the host to unmute them.

Please contact the Planning Board Secretary at least two (2) days in advance of the meeting if you need assistance (No registration required) in order to access the virtual meeting.

#####

**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 video conference 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** – September 24, 2020 and October 1, 2020

**VI. RESOLUTION MEMORIALIZATION(S)** – None

**VII. DEVELOPMENT APPLICATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2020-16	Adonai Property, LLC	405-407 Watchung Avenue	603	10	TODD/TD Transit Oriented Downtown/Transition District
1 <sup>st</sup> hearing 9/24/2020 carried; 10/15/2020					

The applicant is seeking a preliminary and final site plan approval to construct a four story addition to the existing one story building proposed as a mixed use building. The first floor shall contain the existing grocery store and the second, third and fourth floors shall contain a total of twelve (12) residential units.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2020-22	PL Downtown Plainfield, LLC	400-404 Watchung Avenue	836	1, 8, and 15.01	TODD South Redevelopment Plan

The applicant is seeking a preliminary and final site plan approval to construct a six-story mixed use development of commercial space on the ground floor and 118 residential units on the upper floors.

**VIII. EXECUTIVE SESSION** - None

**IX. REDEVELOPMENT STUDY(S)** - None

**X. REDEVELOPMENT PLAN(S)** - None

**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](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](mailto: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.10/15/2020