



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 18, 2020
TIME: 7:00 P.M.
LOCATION: VIDEO CONFERENCE CALL
#####**

The Plainfield Planning Board Meeting currently scheduled for 7:00 p.m. on June 18, 2020 has been relocated 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 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=eFZFd3VEdTk5MG45MnRWIYyRyTlSUT09>
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. In order for a member of the public to participate in the 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. 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 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 – May 7, 2020 and May 21, 2020

VI. RESOLUTION MEMORIALIZATION(S)

1) Capital Improvement Project for Rushmore Avenue Playground Field Improvement Project

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2019-17	Atul Sethi and Pavneet Sachdeva	1052 East 2 nd Street	410	1	NC Neighborhood Commercial Zone

- Granted preliminary site plan approval to convert an existing one-story masonry building into a two (2) story mixed use building containing retail space on the first floor and two residential units on the second floor.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2020-08	1204 Park Avenue Associates, LLC	1204 Park Avenue	729	1	Park Avenue Gateway Redevelopment Plan

- Granted preliminary and final site plan approval for a minor subdivision to subdivide the existing lot into two lots proposed Lot A and proposed Lot B. In addition, the applicant is seeking a preliminary and final site plan approval on proposed Lot A for a drive thru pharmacy to include 50 parking spaces. No improvement are proposed for Lot B.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2020-07	522-526 Park Avenue Urban Revival, LLC	522-526 Park Avenue	705	8	TODD/CBD South Redevelopment Plan

- Granted preliminary site plan to construct a five (5) story mixed used building with retail space on the first floor and fourteen (14) apartments on the second, third, fourth and fifth floor. The proposal does not propose any parking spaces.

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2019-16	1369 South Plainfield LLC	1369-1403 South Avenue	624	12	South Avenue East Redevelopment Plan

- The applicant is seeking a preliminary and final site plan approval to construct a five (5) story mixed use building of retail space on the first floor and twenty (20) residential units on the second through fifth floor. The proposal includes a total of thirty (30) on-site parking spaces.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2020-05	Amin Family, LLC	202 West 7 th Street	711	2	TODD/TD Transit Oriented Downtown/Transition District

- The applicant is seeking a preliminary and final site plan approval to convert a two story addition on top of an existing retail building. The first floor shall contain a residential lobby for entrance to the twelve (12) two-bedroom residential apartments. The proposal includes a total of 35 surface parking spaces.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2020-07	522-526 Park Avenue Urban Revival, LLC	522-526 Park Avenue	705	8	TODD/CBD South Redevelopment Plan

- The applicant is seeking a preliminary and final site plan to construct a five (5) story mixed used building with retail space on the first floor and fourteen (14) apartments on the second, third, fourth and fifth floor. The proposal does not propose any parking spaces.

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

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

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.6/18/2020