



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, JULY 2, 2020
TIME: 7:00 P.M.
LOCATION: VIDEO CONFERENCE CALL
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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 (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 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 – None

VI. RESOLUTION MEMORIALIZATION(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)

- Granted 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-20218-22	Front Street Offices Urban Renewal, LLC	220-232 West Front Street	249	6.01	Teppers Tract Redevelopment Plan

- Granted preliminary and final site plan approval to renovate an existing three-story building and to construct a new two-story addition making it a five (5) story mixed use building for an adult day care facility.

3)

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

- Granted 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.

4) Scattered City Owned Parking Lots Redevelopment Plan

5) South Ave Corridor Redevelopment Plan

6) TODD West Redevelopment Plan Amendment

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2018-19	Dennis Beni	529-539 West 7 th Street	762	1	R-5 Medium Density Residential

- The applicant is requesting a minor subdivision and construct a single family dwelling on each new lot. **NOTE:** This application will not be heard. There are no documents in this packet for your review. The carry date will be announced at the virtual meeting.

2)

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 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.7/2/2020