



# CITY OF PLAINFIELD

PLANNING DIVISION  
515 WATCHUNG AVENUE, ROOM 202  
PLAINFIELD, NJ 07060



**ADRIAN O. MAPP**

**MAYOR**

**RON SCOTT BEY, CHAIRMAN**

**PLANNING BOARD**

## **PLANNING BOARD MEETING AGENDA**

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**DATE: July 21, 2022**

**TIME: 7:00 P.M.**

**LOCATION: VIRTUAL ENVIRONMENT AS  
DETAILED BELOW**

### **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)**

### **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."

### **Virtual Meeting Details**

The Plainfield Planning Board Meeting currently scheduled for 7:00 p.m. on **July 21, 2022** 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=eFZFd3VEEdTk5MG45MnRWTIYyRytSUT09>

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. ROLL CALL**

**II. PUBLIC COMMENTS ON NON-AGENDA ITEMS –** Limited to 2 minutes maximum per comment.  
(Subject to change by the Board Chairman)

**III. MINUTES**

**IV. RESOLUTION MEMORIALIZATION(S) –**  
➤ None

**V. DEVELOPMENT APPLICATION(S) –**

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB 2022-06	768-900 North Ave III LLC	768-900 North Avenue & 336-346 Johnston Avenue	344 & 341 -- 341	3 & 5 -- 2	TODN North Redevelopment Plan – TSC & TSR

- The Applicant has filed this application seeking preliminary and final site plan approval along with deviations from the Redevelopment Plan and design standard waivers to permit the renovation of the existing vacant industrial building on Block 344 Lot 3 into a “modern warehouse and distribution center.” The renovations will include raising the roof in certain sections of the building to create a uniform ceiling height, the removal of approximately 9,730 square feet in the rear portion of the building, and the in-fill addition of two areas near the southwest corner of the building. The two additions together will total about 6,689 square feet. The plans indicate that the building will be divided into seven (7) units varying in size 13,208 square feet to 22,300 square feet.
- The other property included in this application (Block 341, Lot 2) is currently developed with a surface parking lot that has previously been associated with the industrial building on the other subject property. The Applicant proposes to renew this arrangement by restoring and upgrading the parking area, which will provide 68 parking spaces. The parking area will only be accessible from North Avenue, and will include an automatic rolling gate to control access to the parking area.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB 2022-13	TODD West Urban Renewal LLC	101-127 Central Avenue; 301-305 West Front Street; 327 West Front Street; 126-136 Madison Avenue; 225-231 West Second Street;	-	-	TODD West Redevelopment Area

		308-316 West Second Street			
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- The Applicant, TODD West Urban Renewal, LLC, is currently seeking minor subdivision approval to consolidate and subdivide the subject properties, identified as Block 247, Lots 1, 2.01, 7, 8, 9, 10 and 11. These properties were the subject of a previous application, PB 2020-15. That application was approved by the Planning Board for the following actions:
  - 1. Subdivide Block 247, Lot 8 into a 1,585 square foot lot and a larger 11,296 square foot lot. The larger lot (Lot 8.01) will continue in its present condition and is not part of the remainder of the proposal.
  - 2. Consolidate Block 247, Lots 1, 2.01, 7, 9, 10, 11 and the 1,585 SF subdivided portion of Block 247, Lot 8 into a single lot containing 83,662 SF (Lot 7.01).
  - 3. Develop three (3) new buildings on Lot 7.01 as follows:
    - a. Building 1 consisting of an 11-story mixed-use new structure containing 277 residential apartment units, 122 parking spaces, 16,905 of retail space, a 4,743 SF restaurant and residential amenities;
    - b. Building 2 consisting of 5-story mixed-use structure containing 28 residential apartments, a gym, 3,773 SF of retail space and residential amenities; and
    - c. Building 4 consisting of renovated structure containing 12 residential apartments, 4,689 SF of retail space and tenant storage space.
- Note: The previously approved development is not being changed with this application. Only the updated consolidation/subdivision is before the Board.

**VI. REDEVELOPMENT STUDIES/PLAN(S) –**

- Municipal Complex Area in Need of Study
- West Front Street and Clinton Avenue Area in Need of Study
- West End Industrial Corridor Preliminary Area in Need of Study

**VII. CAPITAL IMPROVEMENT PROGRAM**

**VIII. NEW BUSINESS**

**IX. OLD BUSINESS**

**X. ADJOURNMENT**

**NOTE 1:** All documents are available for inspection at City Hall, Division of Planning, Second Floor-Room 202, 515 Watchung Avenue between 9:30 a.m. to 4:30 p.m. Documents will also be available on the City Website [https://www.plainfieldnj.gov/cms.aspx?page\\_id=442&page\\_name=Planning%20Board%20Meeting%20Documents](https://www.plainfieldnj.gov/cms.aspx?page_id=442&page_name=Planning%20Board%20Meeting%20Documents)