



CITY OF PLAINFIELD

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



ADRIAN O. MAPP

PLANNING BOARD MEETING AGENDA (AMENDED)

DATE: October 7, 2021

TIME: 7:00 P.M.

LOCATION: 400 East Front St.

RON SCOTT BEY, CHAIRMAN

PLANNING BOARD

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 public meeting of the Board."

Virtual Meeting Details

The Plainfield Planning Board Meeting currently scheduled for 7:00 p.m. on **October 7, 2021** has been relocated from the City Hall Library, 515 Watchung Avenue, Plainfield, New Jersey to an in person meeting at Plainfield's Senior Citizens Facility at 400 East Front St. This location provides ample space for all attendees to sufficiently social distance while participating in the meeting. All attendees are required to wear a mask, regardless of vaccination status.

ROLL CALL

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

II. MINUTES –

III. RESOLUTION MEMORIALIZATION(S)

➤ Resolution - Downtown East Front Street Redevelopment Plan Resolution

IV. DEVELOPMENT APPLICATION(S)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB 2021-33	Paramount Properties 112 Front, LLC	112-116 East Front St.	316	4	TODD/CBD

➤ The Applicant has filed this application seeking bulk variances and preliminary and final site plan approval. The subject property is Block 316 Lot 4 in the City of Plainfield tax maps, with street address 112-116 East Front Street. The project site includes an existing three-story masonry building with a 3,423 square foot footprint. The building has two commercial retail uses on the ground floor

and vacant commercial spaces in the upper levels. With this project, Applicant proposes to maintain the existing commercial uses on the ground floor and renovate the upper floors from commercial to multi-family residential use with a total of 8 apartments. All eight (8) of the residential units are revised and now proposed to be one-bedroom apartment with the bedroom as a loft space above the main level in the apartment accessible by stairs in the apartment.

V. REDEVELOPMENT PLAN(S)

- Reexamination of Master Plan and Use Element/Amended Cannabis Ordinance

VI. CAPITAL IMPROVEMENT PROGRAM

VII. OLD BUSINESS

VIII. NEW BUSINESS

IX. 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 5:00 p.m.

Planning Board Reorg. Meeting agenda 7-15-21

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