



CITY OF PLAINFIELD

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



ADRIAN O. MAPP

PLANNING BOARD MEETING AGENDA (AMENDED)

DATE: August 19, 2021

TIME: 7:00 P.M.

**LOCATION: VIRTUAL ENVIRONMENT AS
DETAILED BELOW**

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 video conference meeting of the Board."

Virtual Meeting Details

The Plainfield Planning Board Meeting currently scheduled for 7:00 p.m. on **August 19, 2021** 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)

- Amended 803 South Street Site Plan

V. DEVELOPMENT APPLICATION(S)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB 2021-27	Michelle Boone	1465 East 2 nd Street	444	8	NC Neighborhood Commercial

- The Applicant, Michelle Boone, is currently seeking preliminary and final site plan approval and zoning variances to convert the single family dwelling on the subject property to a mixed use building with an office on the first floor and two residential apartments, one on the second floor and another on the third floor. Both apartments are to be two bedroom units. A three-story building addition is also to be constructed at the front of the existing 2.5-story building. An asphalt driveway and parking area (to the rear of the building) with five (5) parking spots are also proposed.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB 2021-15	TODD West Urban Renewal LLC	101-127 Central Ave; 301-305 West Front Street; 327 West Front Street; 126-136 Madison Ave.; 225-231 West 2nd St.; 312-316 West 2nd St.	247	1,2,01, 7,8,9, 10,11	TODD - CBD

- Building #1 is proposed to be 11 stories with a 46,493 square foot footprint. There are proposed to be a total of 277 residential units on the second through tenth floors (consisting of 18 studio, 214 one-bedroom, and 45 two-bedroom units), 122 parking spaces in the basement and first floor, 16,905 square feet of retail space on the first floor, a 4,743 square foot restaurant on the roof level, and numerous residential amenities.
- Building #2 is proposed to be a five-story building with a 7,830 square foot footprint. There will be a utility room in the basement. The first floor will include a gym and 3,773 square feet of retail space. The second through fifth floors will contain a total of 28 apartments (4 studio and 24 one-bedroom apartments). The first floor and roof will have residential amenities.
- Building #4 is an existing four story building with a 5,950 square foot footprint. The Applicant proposes to renovate the building, in which the first floor will consist of 4,689 square feet of retail space separated into four (4) spaces, and the upper three stories will consist of a total of twelve (12) two-bedroom apartments. The basement will include tenant storage spaces, trash room, and utility rooms.

- Block 245 Lot 1 is proposed to be developed with an eleven (11) story building, designated in plans as Building #3. The footprint of the building will be 16,108 square feet, and will include a total of 232 parking spaces in a parking deck extending from the basement through sixth floor. The seventh through tenth floors will include a total of 40 apartments (16 one-bedroom and 24 two-bedroom units). The eleventh floor/level will include a café with kitchen and seating area, and a 3,850 square foot roof deck.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB 2018-29	Front Street Offices Urban Renewal, LLC	220-232 West Front Street	249	6.01	Tepper's Tract Redevelopment Plan

- This is the third resolution compliance letter in reference to the City of Plainfield Planning Board Application PB 2018-29. Per Resolution memorialized July 2, 2020, *only preliminary site plan approval has been granted to this application*, along with two Redevelopment Plan deviations and a design waiver. The Resolution states that "due to the plan revisions that are required, final site plan approval cannot be granted at this time." The Resolution further states, per item 7 under paragraph 40 (page 15) that if the "Division of Planning approves of the revised plans, the Board can grant final approval at a public hearing without the necessity of having the Applicant appear."

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB 2021-39	803 South Amendment	803 South Ave.	645	12	TODN

VI. REDEVELOPMENT PLAN(S)

VII. CAPITAL IMPROVEMENT PROGRAM

VIII. OLD BUSINESS

IX. NEW 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

Planning Board Reorg. Meeting agenda 7-15-21