



CITY OF PLAINFIELD

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



ADRIAN O. MAPP

PLANNING BOARD MEETING AGENDA (AMENDED)

DATE: August 5, 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 5, 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)

V. DEVELOPMENT APPLICATION(S)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB 2021-07	163 East Front Street, LLC	155-171 East Front Street	317	4 and 5	TODD - CBD

- The applicant is seeking bulk variances and preliminary and final site plan approval. The project site includes existing buildings on both Lots 4 and 5, with footprints totaling 23,720 square feet and 5,111 square feet, respectively. The building on Lot 4 is three stories in height, while the Lot 5 building is four stories. Both buildings have commercial retail uses on the ground floor and vacant commercial spaces in the upper levels. Applicant proposes to maintain the existing commercial uses (consisting of six separate tenants on the ground floor (totaling about 26,699 square feet) and renovate the upper floors from commercial to multi-family residential use with a total of 35 apartments. The mix of residential units includes 12 studio apartments, 8 one-bedroom apartments, 10 one-bedroom with study apartments, and 5 two-bedroom apartments. The five two-bedroom apartments will all have entry doors on the third floor and have two stories, utilizing the additional fourth floor of the Lot 5 building. No on-site parking is proposed with this project. Applicant also proposes to renovate and finish portions of the basement for: a 640 square foot exercise room, a 1,100 square foot shared business lounge, and individual storage units for each of the apartments. A residential entrance is proposed on the first floor with a vestibule, small lobby, trash room, and mail box/package room. The second floor is proposed to include a 335 square foot indoor lounge that leads to a 650 square foot exterior lounge in the middle of the building formed by a light well. The third floor is also proposed to have a 314 square foot fitness lounge. Each residential unit will have its own HVAC rooftop unit.

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.

THIS APPLICATION WILL NOT BE HEARD ON JULY 15, AND WILL BE CARRIED TO THE REGULAR AUGUST 5, 2021 PLANNING BOARD MEETING. THERE WILL BE NO ADDITIONAL NOTICE PROVIDED.

VI. REDEVELOPMENT PLAN(S)

- East Front Street redevelopment Plan

VII. CAPITAL IMPROVEMENT PROGRAM

VIII. OLD BUSINESS

IX. NEW BUSINESS

Review of Proposed Ordinance Regulating the manufacture, distribution and Sale of Cannabis

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

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