



**CITY OF PLAINFIELD**  
PLANNING DIVISION  
515 WATCHUNG AVENUE, ROOM 202  
PLAINFIELD, NJ 07060



**ADRIAN O. MAPP**  
MAYOR

**RON SCOTT BEY, CHAIRMAN**  
PLANNING BOARD

**HORACE BALDWIN, VICE CHAIRMAN**  
PLANNING BOARD

**PLANNING BOARD  
MEETING AGENDA**

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**DATE: THURSDAY, FEBRUARY 16, 2023**

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

**LOCATION: 325 WATCHUNG AVENUE, PLAINFIELD NJ**

**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 on January 25, 2023. In addition, copies of the notice have been posted in the City Clerk and Planning Division offices. This is a regularly scheduled 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 –**

February 2, 2023 Minutes

**VI. RESOLUTION MEMORIALIZATION(S)**

Resolution of the City of Plainfield Planning Board granting amended site plan approval to Paramount Properties 112 Front, LLC block 316, lot 4 PB 2022-36

**VII. DEVELOPMENT APPLICATION(S)**

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
PB 2022-01	Vietreal United Group LLC	437 West Front Street	239	5.01/7	MU

The Applicant, Vietreal United Group, LLC, is proposing to construct a three-story mixed-use building with a 5,917 square foot footprint. The building will include retail (4,800 square feet of gross floor area) and residential lobby on the first floor, five residential dwelling units on the second floor, and five dwelling units on the third floor. Six (6) apartment units are proposed to be one-bedroom units and four (4) are proposed to be two-bedroom units. The retail space, according to Applicant's Application Statement and the plans, will be used as a laundromat, which is a permitted use in the MU Mixed Use zone. The plans indicate that 108 washers and dryers are proposed: 50 washers and 58 dryers. The basement will include tenant storage spaces and a utility/storage space. The proposed project also includes a parking lot with 36 spaces, stormwater management improvements, site lighting, and other site improvements. The Applicant is seeking preliminary and final site plan approval for the proposed project, along with bulk and supplementary zoning variance and design standard waivers

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
PB 2022-27	1100 SA LLC	1100-1118 South Avenue	623	1, 2,3	TODN

The application, PB 2022-27, has been filed with the City of Plainfield Planning Board for preliminary and final site plan approval for the redevelopment of the site with a six-story multi-family building consisting of one (1) studio unit, 58 one-bedroom units, seven one-bedroom loft units, and 22 two-bedroom units (total of 88 residential units). The schedule of dwelling units on the cover sheet of the architectural plans should be revised to provide the accurate type of loft unit (one-bedroom, not two). The first floor will consist of a covered parking area with, a 1,268 square foot lobby, an 813 square foot gym, and a 1,687 square foot commercial space Access to the parking area is provided via driveway from Belvidere Avenue.

**VIII. REDEVELOPMENT STUDY(S)**

**IX. REDEVELOPMENT PLAN(S)**

West End Industrial Corridor Redevelopment Plan

**X. CAPITAL IMPROVEMENT PROGRAM**

**XI. OLD BUSINESS**

**XII. NEW BUSINESS**

**XIII. 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.

Phone: (908) 753-3486 \* Fax (908) 226-2587 \* Website: [www.plainfieldnj.gov](http://www.plainfieldnj.gov)