



**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, April 20, 2023**

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

**LOCATION: 515 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 –**

April 6, 2023 Minutes

**VI. Presentations –**

NONE

**VII. RESOLUTION MEMORIALIZATION(S)**

Memorialization of 437 West Front Street (PB 2022-01)

Memorialization of 1100 SA LLC (PB 2022-27)

**VIII. 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 2023-06	Clade9 New Jersey, LLC	1309-1645 West Front Street // 1322-1334 West Front Street	210, 218	2, 28	LI – Light Industrial

The current application is related to a previously granted preliminary and final site plan approval (PB 2022-17) that included the conversion of 17,000 square feet at the southeast corner of the existing industrial building into cannabis cultivation, processing, and packaging operations; this would have been phase 1 of a multi-phase project. The Applicant’s attorney now indicates that the Applicant no longer intends to undertake phasing of the project and will now use its full 137,327 square feet in the building for its cannabis cultivation/manufacturing operation. To provide parking for the facility, Applicant proposes to improve and expand an existing parking lot on Block 218 Lot 28 (across West Front Street from the industrial building) with a total of 196 parking spaces.

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
PB 2023-04	Queen City Remedies, LLC	1343 & 1351-1357 South Avenue	624	10	NC – Neighborhood Commercial

The application, PB 2023-04, has been filed with the City of Plainfield Planning Board for preliminary and final site plan approval for the refitting of the existing commercial building as a cannabis retail dispensary (Class 5). The building provides 3,414 square feet of floor area, with a secure entrance at the front, a sales floor, a vault, a receiving/fulfillment area, manager’s office, break area, and order staging area. A public toilet is provided off the sales floor, as is a restroom off the receiving/fulfillment area (presumably just for employees). The Applicant also proposes to reconfigure the parking lot, site lighting and landscaping.

**IX. REDEVELOPMENT STUDY(S)**

**X. REDEVELOPMENT PLAN(S)**

**XI. CAPITAL IMPROVEMENT PROGRAM**

**XII. OLD BUSINESS**

**XIII. NEW BUSINESS**

Application Extension: PB 2020-05 Amin Family, LLC

**XIV. 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)