



CITY OF PLAINFIELD

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



ADRIAN O. MAPP

PLANNING BOARD MEETING AGENDA

RON SCOTT BEY, CHAIRMAN

PLANNING BOARD

DATE: May 19, 2022

TIME: 7:00 P.M.

**LOCATION: VIRTUAL ENVIRONMENT AS
DETAILED BELOW**

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 **May 19, 2022** 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 – May 5, 2022
April 7, 2022

IV. RESOLUTION MEMORIALIZATION(S) –

1.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB 2019-26	Moon Builder LLC	623-627 South Second St.	111	13.01	197 Scattered Site Redevelopment Plan

V. DEVELOPMENT APPLICATION(S) –

1.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB 2022-11	J.G. Petrucci Company Inc.	1030-1108 Plainfield Ave.	509	1	Plainfield Avenue Educational District Redevelopment Plan

➤ The Applicants, J.G. Petrucci Company, Inc. and TD+Partners, are seeking minor subdivision and preliminary and final site plan approvals along with design waivers for the proposed development of the subject property. The existing lot, identified as Block 509 Lot 1 in the Plainfield Tax Maps, is proposed to be subdivided into two lots: proposed Lot 1.01 with an area of 344,596 square feet (7.91 acres), and proposed Lot 1.02 with an area of 126,846 square feet (2.91 acres). Currently, the property is developed with ten (10) buildings related to the operations of the Koinonia Academy, including residences. The subdivision would split the buildings such that proposed Lot 1.01 would receive nine of the buildings, including the main school building of the Koinonia Academy, while just one building (a two-story frame dwelling) would be located on proposed Lot 1.02.

2.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB 2022-10	SWE Plainfield Development Urban Renewal LP	611-619 West Front St., 115-133 Wayewood Park & 118-20 Plainfield Ave.	233	2,3,7 & 12	Marino's Tract Redevelopment

- The Applicant, SWE Plainfield Development Urban Renewal LP has proposed a mixed use development consisting of 501 residential units and 81,000 square feet of commercial space.

VI. REDEVELOPMENT PLAN(S)

VII. CAPITAL IMPROVEMENT PROGRAM

VIII. NEW BUSINESS

IX. OLD 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

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