



# CITY OF PLAINFIELD

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



**ADRIAN O. MAPP**

**MAYOR**

**RON SCOTT BEY, CHAIRMAN**

**PLANNING BOARD**

## **PLANNING BOARD MEETING AGENDA**

\*\*\*\*\*

**DATE: September 15, 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 **September 15, 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**

- Presentation of September 1, 2022 Minutes

**IV. RESOLUTION MEMORIALIZATION(S) –**

- None

**V. DEVELOPMENT APPLICATION(S) –**

➤ **PB 2020-27: 216-218 West Front Street**

The plans call for 2,441 square feet of commercial space on the first floor and two dwelling units on both second and third floors, for a total of four units, each with two bedrooms. The site is located in the Tepper's Tract Redevelopment Plan district, in which mixed use structures are a permitted use, provided that a permitted commercial use occupies the first floor and residential units are only located on the floors above the first.

**VI. REDEVELOPMENT STUDIES/PLAN(S) –**

- Municipal Complex Redevelopment Plan

**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](https://www.plainfieldnj.gov/cms.aspx?page_id=442&page_name=Planning%20Board%20Meeting%20Documents)