



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: December 2, 2021

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 **December 2, 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)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB 2021-37	187-191 North Avenue Urban Renewal LLC	187-191 North Avenue	313	11	North Avenue Redevelopment Plan

- The Applicant has filed this application seeking preliminary and final site plan approval along with associated bulk variances. The subject properties is Block 313 Lot 11 in the City of Plainfield tax maps, with street address 187-191 North Avenue. The property is directly across North Avenue from the Plainfield Rail Station. The project site is about 5,068 square feet and is presently vacant with just grass and trees located on it. With this project, Applicant proposes to construct a new five-story mixed-use building with 22,454 square feet of new floor space and a 4,584 square foot footprint. A total of seventeen (17) apartments are proposed, along with 1,712 square feet of retail space along North Avenue. The apartments consist of eight (8) one-bedroom units and nine (9) two-bedroom units. The ground floor is to include the retail space, residential entry, refuse room, a 222 square foot amenity space, a mechanical room, and an apartment unit. The second through fifth floors will each have four (4) apartment units, for a total of sixteen (16). The roof will have a mechanical area and an “outdoor area” consisting of about 2,402 square feet. An “outer court” is also proposed on the southerly side of the second floor.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB 2021-38	1014 South Avenue Urban Renewal LLC	1008-1014 South Avenue	622	2	TODN South Avenue Redevelopment Plan

- The Applicant, 1014 South Avenue Urban Renewal LLC, is seeking preliminary and final site plan approval. Applicant also requests deviations from the TODN South Avenue Redevelopment Plan and variances from the underlying zoning. The proposal includes the construction of a five-story mixed-use building consisting of 1,456 square feet of retail space on the first floor and forty-two (42) apartments on the second to fifth stories on one of the subject properties, Block 622 Lot 2. The forty-two apartments comprise of eight (8) two-bedroom units and thirty-four (34) one-bedroom units. A total of forty-eight parking spaces were proposed, including thirty-six (36) surface lot spaces and twelve (12) garage spaces. Other residential amenities include individual storage space for apartments, a bike storage room, a mailbox room, a package room, a lobby, an ADA-compliant elevator, a gym, and a roof-top deck. The original submission of this application included a second

property, Block 622 Lot 17; however, during the TRC it was determined that Lot 17 was not required for the proposed development on Lot 2. As such, Lot 17 is no longer part of this application and has been removed from the application materials and plans.

VI. REDEVELOPMENT PLAN(S)

VII. CAPITAL IMPROVEMENT PROGRAM

VIII. OLD BUSINESS

IX. 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

Phone: (908) 753-3486 * Fax (908) 226-2587 * Website: www.plainfieldnj.gov