

**CITY OF PLAINFIELD
PLANNING BOARD
MEETING MINUTES
THURSDAY, OCTOBER 18, 2012 AT 8:00 P.M.
CITY HALL LIBRARY, 515 WATCHUNG AVENUE**

I. **CALL TO ORDER** – Chairman Robertson called the meeting to order at 8:07 p.m. at which time he read the following open public meeting statement:

II. **OPEN PUBLIC MEETING STATEMENT**

“The annual schedule of this meeting has been duly noted in The Courier-News and The Star Ledger. In addition, a copy of the notice is posted in the City Clerk's office, the Planning Division office and the City's website in accordance to the regulations of the Open Public Meetings Act, 10:4-6 et seq. This is a regularly scheduled meeting of the Board.”

III. **ROLL CALL**

Name	Jul 5	Jul 19	Aug 2	Aug 16	Sep 6	Sep 20	Oct 4	Oct 18	Nov 1	Nov 15	Dec 6	Term Expires
Ken Robertson, Chairman	P	P	P	P	P	P	P	P				4 years (12/31/2012)
Ron Scott Bey, Vice Chairman	-	P	-	P	P	-	8:28 P	-				4 years (12/31/2012)
Sgt. James Abney	-	P	-	P	P	8:30p	P	8:35 P				1 year (12/31/2012)
Horace Baldwin	P	P	P	-	P	P	-	P				4 years (12/31/2013)
Sidney Jackson	P	P	P	-	-	P	P	P				4 years (12/31/2013)
Mayor Sharon Robinson-Briggs Barbara James (Designee)	P	P	P	P	P	P	P	P				Term of Mayor 4 years (12/31/2013)
Councilman William Reid	P	8:1 1p	P	P	P	-	P	-				1 year (12/31/2012)
William Toth	P	P	P	P	-	P	P	P				4 years (12/31/2015)
Willie B. Faulks, Jr., Alternate No.1	-	P	P	-	-	-	-	-				2 years (12/31/2014)
Sandra Chambers, Alternate No.2	P	E	P	P	-	-	-	-				2 years (12/31/2013)
TOTAL ATTENDANCE	7	9	8	7	6	6	7	6				

Present (P): No Meeting (--)

IV. **MINUTES** – On a motion by Board Member Toth and seconded by Board Member Jackson, the board voted accepting the meeting minutes of August 2, 2012 as amended by voice vote among members eligible to vote.

V. **RESOLUTION MEMORIALIZATION(S)** – none

VI. DEVELOPMENT APPLICATION(S)

1.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-12-21	Spark Properties, LLC	719-731 West Front Street	231	21	MU Mixed Use Zone
This application was deemed complete on 9/24/12.					

- The applicant is requesting waivers from completeness checklist items, relief from bulk requirements, waivers from design/performance standards, relief from parking requirements, relief from signage requirements, and preliminary site plan approval to reduce the foot print of an existing 27,075 square foot building to 16,808 square feet and to convert the newly reduced building to eight (8) retail stores. Also, proposed is a new building façade, new signage and on-site parking for 48 vehicles.
- Board Secretary Miller reported that the applicant's attorney submitted a letter dated October 18, 2012 requesting adjournment to December 20, 2012. Chairman Robertson announced that this application has been carried to December 20, 2012 and that there will be no further notice made.

2. Capital Project Review – Plainfield Board of Education, Hub Stine Field (Application No.PB-12-32)

- Bob Black, Professional Landscape Architect and Gary Ottoman, School Administrator made a presentation on behalf of the applicant. Mr. Black addressed a site plan rendering dated October 10, 2012 a proposal to demolish the existing field house and construct a concession/field house building same location, construct restroom facilities for male/female near the existing home side concession building, construct new visitor side grandstands and new bleachers for the tennis courts.
- After there being no further discussion, Chairman Robertson opened the meeting to the public. Hearing none, he closed the public portion of the meeting. He asked if the Board had any questions and/or comments. Chairman Robertson questioned the funding for future development. Mr. Ottoman responded that the bid included a concrete slab for the grandstand and the tennis bleachers, if funding is available. Members of the board asked about additional lighting for the bleachers, intensity of use, number of seating, any historical significance specifically, the existing buildings. Mr. Black replied that there is no additional lighting needed, portable bleachers are any more that 4 or 5 rows and for the tennis court the existing bleachers currently, seat 50 people, the proposed bleachers may seat about 200, material/design to match the ticket booth and concession stand. Mr. Ottoman responded in regards to intensity of use the proposed bleachers will meet the needs of the public.
- After there being no further discussion, Chairman Robertson entertained a motion. On a motion by Board Member Toth and seconded by Mayor's Designee James, the board voted as follows granting a Capital Project Review for the Plainfield Board of Education, Hub Stine Field to demolish the existing field house. In addition approval is granted to construct a concession/field house building in the same location, construct restroom facilities for both males/females near the existing home side concession building, and construct new visitor side grandstands and new bleachers for the tennis courts.

Name	Aye	Nay	Abstain	Memorialization
Ken Robertson, Chairman	X			
Ron Scott Bey, Vice Chairman				
James Abney, Sgt.	X			
Horace Baldwin	X			
Gordon Fuller				
Sidney Jackson	X			
Barbara James, Mayor's Designee	X			
William Reid, Councilman				
William Toth	X			
Willie Faulks, Alternate #1				
Sandra Chambers, Alternate #2				

Six in favor. None opposed. None abstained.

VII. OLD BUSINESS - none

VIII. NEW BUSINESS - none

IX. UNFINISHED BUSINESS

SUBCOMMITTEE REPORTS –TOD Netherwood – Board Member Toth reported on a subcommittee meeting recently held. There was discussion on the bulk standards, a vision on various new bulk standards, setbacks and form based codes, encouraging preservation near and around the train station properties, density per acre and developing parking in rear of the buildings. Chairman Robertson made comment in regards to the goal of having a draft TODN by the end of this year. City Planner Nierstedt reported that the TOD transit village designation application can be submitted at any time throughout the year. He also, reported that we are about 80% complete.

X. **OPEN MEETING TO THE PUBLIC** – Chairman Robertson opened the meeting for public questions and/or comments. Hearing none, he closed the open meeting to the public.

XI. **ADJOURNMENT** – There being no further business, the meeting was adjourned at 8:41 p.m. on a motion by Board Member Jackson, seconded by Board Member Abney.

Respectfully submitted,

Rosalind Miller
 Planning Board Secretary

NOTE: All documents are available for inspection at City Hall, Division of Planning, Second Floor-Room 202, 515 Watchung Avenue between 9:00 a.m. to 4:30 p.m. For further assistance please call (908) 753-3486 or email rosalind.miller@plainfieldnj.gov