

Meeting Minutes
Thursday, June 21, 2012 at 8:00 p.m.
Plainfield City Hall Library, 515 Watchung Avenue
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I. CALL TO ORDER

Chairman Robertson called the meeting to order at 8:24 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	Jan 19 reorg	Feb 2	Feb 16	Mar 1	Mar 15	Apr 5	Apr 19	May 3	May 17	Jun 7	Jun 21	Term Expires
Ken Robertson, Chairman	P	P	P	P	P	P	P	--	P	P	P	4 years (12/31/2012)
Ron Scott Bey, Vice Chairman	P	P	P	E	P	P	P	--	E	E	E	4 years (12/31/2012)
Sgt. James Abney	-	P	8:20 p	E	E	P	E	--	E	P	P	1 year (12/31/2012)
Horace Baldwin	P	P	P	P	P	P	E	--	P	E	P	4 years (12/31/2013)
Gordon Fuller	P	P	P	P	P	P	-	--	-	-	-	4 years (12/31/2014)
Sidney Jackson	P	P	P	P	E	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	E	E	Term of Mayor 4 years (12/31/2013)
Councilman William Reid	P	8:11 p	P	E	P	E	E	--	E	P	E	1 year (12/31/2012)
William Toth	P	P	P	P	P	E	P	--	P	P	P	4 years (12/31/2015)
Willie B. Faulks, Jr., Alternate No.1	-	P	E	8:24 p	E	E	E	--	P	P	E	2 years (12/31/2014)
Sandra Chambers, Alternate No.2	P	E	P	P	E	E	P	--	P	P	E	2 years (12/31/2013)
TOTAL ATTENDANCE	9	9	10	8	7	7	6	--	7	7	5	

A-Absent: E - Excused: No Meeting (--)

IV. OTHERS IN ATTENDANCE

Name	Affiliation
Michele Donato, Esq.	Board Attorney
Bill Nierstedt	Staff, Planning Director
Rosalind Miller	Board Secretary

V. MINUTES – On a motion by Board Member Baldwin and seconded by Board Member Jackson, the Board accepted the meeting minutes of April 5, 2012 as presented by voice vote among members eligible to vote.

VI. RESOLUTION(S) (Memorialization)s - none

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VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-11-21	McDonald's USA, LLC	1273-1297 & 1247-1271 South Avenue	624	4.01 & 4.02	NC Neighborhood Commercial Zone District

- Chairman Robertson announced that the application for McDonald's USA, LLC, 1273-1297 & 1247-1271 South Avenue will be carried to July 5, 2012. He announced to the public that there will be no further notice.
- The applicant is requesting waivers from completeness items, relief from supplementary zoning regulations, waivers from site plan design and performance standards, preliminary and final site plan approval to remodel an existing McDonald's restaurant by adding an 82 square foot vestibule making the total building size 3,802 square feet. The site improvements include the addition of a one-way exit drive, elimination of 21 parking spaces, the addition of a second drive-thru service lane, and new signage.

VIII. OLD BUSINESS

1. CAPITAL PROJECT REVIEW – Plainfield Board of Education Hub Stine Field at Randolph Road (Application No.PB-12-07)-City Planner Nierstedt reported that the applicant has not provided documentation to satisfy the board engineer's comments in regards to lighting and drainage. The board carried this application to the July 5th meeting. Chairman Robertson announced that there will be no further notice.

IX. NEW BUSINESS -

1. CAPITAL PROJECT REVIEW - 2012 Roadway Improvements Contract No.1-City Engineer, of Remington & Vernick Jackie Foushee made a presentation addressing a draft City of Plainfield Planning Board Roadway Improvement Map dated June 2012. She talked about roads improvements within the past 5-7 years; present roads that are under the road program; next year road program and arterial and collector roads. Chairman Robertson made comment on the City's progress and that many of the roadways have been completed and/or near completion.
- Ms. Foushee talked about the type of roadway improvements included in contract 1-Tate Court, Green Court, Brook Court, Farragut Road, Birch Street and Watson Avenue. She said Faragut Road and Birch Avenue are alternates, funding source CDBD, total estimate 2.1 million in addition to receiving an extension for the alternate streets. She talked about streets where there is no curbing and that curbing will be placed only if necessary for drainage issues, some tree removal if curbing is need and for every 1 tree removed replace with 2 trees subject to shade tree commission comments, replacement of driveway aprons, replace existing curb, existing inlets bought up to the standards, also included in this project is the pipe replacement. Ms. Foushee reported on recently paved areas indicate the restoration by utility companies is not acceptable. They are not using the infra-red materials. Chairman Robertson expressed concern regarding the

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process of in depth milling and pavement. Board Member Toth questioned if the road work indicate the same type of prep work. Board Member Abney made comment on the consistency of the projects. Board Member Baldwin asked about overlap of major roadway projects that border the next municipality and the initiative is to engage with that municipality. City Principal Planner Scott Bauman asked about for every 1 tree removal, 2 trees are replaced are not shown on the site plan. Ms. Foushee explained that some roadway areas may need minimum of 3 inches up to a maximum of 12 inches of milling depending on previous work done to the roadway. She reported that some of the trees are diseased or may have been over pruned and by the time she gets feedback from Shade Tree Commission the location of proposed trees are not shown on the site plan.

- Ms. Foushee reported on a state requirement to provide detectable warning surfaces for the handicap accessible, replace cross walk with the standard striping. She reported that the contractor is approaching the intersection of Leland and South Avenues. The board had some discussion about some indication of entering the City by means of a municipal seal and asked about the cost of having one. Ms. Foushee reported that there are two (2) manholes at the intersection of Leland and South Avenues and said that she will get back to the board with cost and decorative type seals.
- After hearing no further discussion, Chairman Robertson opened the hearing for public comment. Hearing none. He entertained a motion. On a motion by Board Member Baldwin and seconded by Board Member Toth, the board voted as follows granting a review for a capital project for Council adoption for road improvements for Contract 1 of the 2012 Road Improvement as written.

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

Five Members in favor. None opposed. None abstained.

2. Union County Roadway Improvement at Park Avenue from Ninth Street to South Plainfield border – Ms. Foushee reported that Union County is responsible for the roadway improvement and that they opted to continue the project thru a portion of the city roadway. She said they provided an estimate around \$547,000 but the city will need to compensate the county and revised drawings are submitted prior to going out to bid.

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3. CAPITAL IMPROVEMENT PROGRAM

- a. Division of Recreation-Chairman Robertson carried this CIP to a future meeting.
- b. Division of Public Works –Superintendent John Louise made a presentation on the 2013-2018 capital budgets. Mr. Louise talked about the material storage and said the issue is with the structure with a wall that caved in, drainage issues, overhang doors POEOSHA 11 regulations, doors to be replaced with modern doors. He reported that there has been no new equipment since 2006, 2007, 2008 and 2009, the parking bureau building on W. 4th Street is used for equipment storage, parking bureau staff was relocated to the city yard. Board Member Toth asked about pay stations revenues generated through municipal lots, but said he is not sure if it will offset revenues. City Principal Planner Bauman reported on same items on 2008 thru 2011 CIP.

4. Concrete Decorative Planters in the Public Right of Way Various Locations in the Crescent Area Historic District (PB 12-18) – Rich Sudol made a presentation to place 50 decorative planters in the public right of way. He explained that the planters are similar to the ones at Library Park. He addressed a proposed lay-out of locations throughout the Crescent Area Historic District. The board asked about funding source and maintenance. Mr. Sudol reported that they receive donations from Home Depot, neighborhood involvement and currently there is a group of about 10 people. Superintendent Louise expressed concern about the number 50 planters is to many to start with and suggested to start with 10 or more, concern about public safety of school children and any complaints will come to public works. The Board recommended collaborating with the Department Director and that Maintenance meets the requirement subject to the responsibility of a group association for the maintenance over the long-term.

- After hearing no further discussion, Chairman Robertson opened the meeting to the public. Hearing none, he entertained a motion.
- On a motion by Board Member Toth and seconded by Board Member Baldwin, the board voted as follows granting encroachment into the Public Right-of-Way in various locations for placement of concrete decorative planters in the Crescent Area Historic District as written.

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

Five Members in favor. None opposed. None abstained.

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- Finalization of proposed TOD downtown zone recommendation – The board, Board Attorney Donato and City Planner Nierstedt had some discussion in regards to policy format, issues for further discussion on the language common areas, concerns of certain guidelines for developers, changes to word usage from “architect” to “architectural” and the “shalls” to “should”. Also, subcommittee to work with City Planner Nierstedt and Board Attorney Donato on the parking requirements in the CBD and TODD zones.

X. UNFINISHED BUSINESS

1. SUBCOMMITTEE REPORTS:

- a. Continued discussion of TODN (Transit Oriented Development-Netherwood)-none
- b. Continued discussion on Roadways-none
- c. Continued discussion on the CIP (Capital Improvement Program) 2013-2018
- d. Continued discussion on the Zoning Ordinance Update-Board Member Jackson recommended that the board compare the old proposed zoning ordinance with the modified recommendation for discussion at the next meeting.

XI. ADJOURNMENT

- There being no further business, the meeting was adjourned at 11:12 p.m. on a motion by Board Member Jackson, seconded by Board Member Toth.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary
PB minutes.6-21-2012