

**City of Plainfield  
 Planning Board Meeting Minutes  
 Thursday, July 19, 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 9:20 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										4 years (12/31/2012)
Ron Scott Bey, Vice Chairman	-	P										4 years (12/31/2012)
Sgt. James Abney	-	P										1 year (12/31/2012)
Horace Baldwin	P	P										4 years (12/31/2013)
Gordon Fuller	-	P										4 years (12/31/2014)
Sidney Jackson	P	P										4 years (12/31/2013)
Mayor Sharon Robinson-Briggs Barbara James (Designee)	P	P										Term of Mayor 4 years (12/31/2013)
Councilman William Reid	P	8:11 P										1 year (12/31/2012)
William Toth	P	P										4 years (12/31/2015)
Willie B. Faulks, Jr., Alternate No.1	-	P										2 years (12/31/2014)
Sandra Chambers, Alternate No.2	P	E										2 years (12/31/2013)
TOTAL ATTENDANCE	7	9										

Present (P): No Meeting (--)

**IV. OTHERS IN ATTENDANCE**

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

**V. MINUTES** – On a motion by Board Member Toth and seconded by Vice Chairman Scott Bey, the Board accepted both meeting minutes of June 7, 2012 and June 21, 2012 as presented by voice vote among members eligible to vote.

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

**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

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- Board Attorney Donato advised the board that the notices were received and reviewed and that the board has jurisdiction.
- John Marmora, Esq. of One Newark Center, Newark, New Jersey represented on behalf of the applicant. Mr. Marmora explained that 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.
- Angela Adderley, Director of Operations, 1100 US Highway 22 East, North Plainfield, New Jersey to provide testimony on behalf of the application. Ms. Adderley addressed sheet A9 of the site plan showing an aerial view of the site depicting the various signage. Mr. Marmora agreed to reduce the number of sign variances by eliminating two (2) directional signs, provide halo lighting, revise site plan depicting the increase of the landscaping subject to the City Planner's recommendation.
- John McDonough, Licensed Professional Planner and Landscape Architect, of 101 Gibraltar Drive, Morris Plains, New Jersey was sworn in to provide testimony on behalf of the application.
- After hearing no further testimony from the licensed professionals, Chairman Robertson opened the meeting to the public for comment. Hearing none, he asked the board for question/comments. Hearing none, he entertained a motion.
- On a motion by Board Member Toth and seconded by the Mayor's Designee James, the board voted as follows, granting 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 as stipulated.
- 

<b>Name</b>	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Memorialization</b>
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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**VIII. OLD BUSINESS - none**

**IX. NEW BUSINESS – CAPITAL IMPROVEMENT PROGRAM CIP 2013-2018**

1. Plainfield Public Library-Director Joseph DaRold and Peter Rachevich, Chief of Technology and Facility Manager made a presentation. Mr. DaRold talked about the existing conditions of the building's exterior specifically, the façade along Park Avenue and said that there has been no signage the area is bare, all the parking areas need attention and he is proposing to reduce lighting with more energy efficient. He reported that they are looking into funding source from the Special Improvement District (SID). He reported that Union County College is working on various proposals for a landscaping study. He said that they are working with an architect that specializes in public libraries which will include. He said last year they projected a 5-year plan at \$40,000 but they spent \$26,500 2013. He said the \$400,000 for 2015 can actually move to 2016 to include new entry, central core remodeling and the relocation of the circulation department. The Shade Tree Commission currently, replaced 5 cherry trees, but was concerned about adding more green space. The Board asked if the elevator was working. Mr. Rachevich replied no and that the elevator is not ADA compliant, but currently requesting to include in the study. After hearing no further questions and/or comments, Chairman Robertson opened the meeting to the public. Hearing none, the board thanked Mr. DaRold and Mr. Rachevich for their presentation.

2. Bilingual Day Care Center Director Eva Amirault-Rosa made a presentation. Ms. Rosa said that they are seeking support for the use of the Madison Avenue Playground. She reported that the Department of Children & Licensing requires site investigation, but she is seeking dollars from the city. The Board questioned if there were grant dollars for site remediation. Chairman Robertson suggested that she speak with the Planning Division staff to file form showing the estimated amounts.

**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-none
- d. Continued discussion on the Zoning Ordinance Update-none

**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.7-19-2012