

**City of Plainfield  
 Planning Board Meeting Minutes  
 Thursday, July 5, 2012 at 8:00 p.m.  
 Plainfield City Hall Library, 515 Watchung Avenue  
 Page 1 of 5**

**I. CALL TO ORDER**

Chairman Robertson called the meeting to order at 8:19 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	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	E	P	P	P	--	E	E	E	4 years (12/31/2012)
Sgt. James Abney	-	P	8:20p	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	-	--	-	-	-	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	7	9	10	8	7	7	6	--	7	7	5	

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

**IV. OTHERS IN ATTENDANCE**

Name	Affiliation
Bill Nierstedt	Staff, Planning Director
Rosalind Miller	Board Secretary

**V. MINUTES** – On a motion by Board Member Reid and seconded by Board Member Toth, the Board accepted both meeting minutes of April 19, 2012 and May 17, 2012 as presented by voice vote among members eligible to vote.

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

**City of Plainfield  
 Planning Board Meeting Minutes  
 Thursday, July 5, 2012 at 8:00 p.m.  
 Plainfield City Hall Library, 515 Watchung Avenue  
 Page 2 of 5**

**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, Block 624, Lot 4.01 and 4.02 will be carried to July 19, 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 19, 2012 meeting. Chairman Robertson announced that there will be no further notice.

**IX. NEW BUSINESS -**

1. CAPITAL PROJECT REVIEW - 2012 Roadway Improvements Contract No.4-City Engineer, of Remington & Vernick Jackie Foushee made a presentation to address contract 4. She first addressed the board's prior concerns regarding the details at the intersection of Leland and South Avenue. She reported in regards to contract 1 proposal to construct twelve (12) decorative crosswalks of stamped concrete. She is seeking color recommendations from the board within 2 weeks. Chairman Robertson suggested that the road subcommittee members meet within the 2 weeks to discuss.

- Ms. Foushee addressed the board's prior request regarding the city's decorative seal, 1) decorative "P" logo totaling \$40,000 and the "P" seal totaling \$45,000. Members of the board expressed concern regarding monies spent on a city seal in a busy intersection and the maintenance of the asphalt. In regards to street opening permits, she reported that currently, there are no permits opened from utility companies. She is also, awaiting feedback from them.
- Ms. Foushee addressed Abbond Court in regards to the current conditions. She reported on the graveled roadway, notices sent to property owners and if they were interested to have the

**City of Plainfield  
 Planning Board Meeting Minutes  
 Thursday, July 5, 2012 at 8:00 p.m.  
 Plainfield City Hall Library, 515 Watchung Avenue  
 Page 3 of 5**

roadway paved, some tree removal at the end of the court, vehicular turnaround is very tight, driveway aprons in city right-of-way, need drainage and inlets at Myrtle Avenue. The board made recommendations in regards to pavement up to 50 feet in order to save the trees. Ms. Foushee reported on an estimated of 1.8 million for contract 4.

- 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 4 of the 2012 Road Improvement as written.

<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	✓			

Seven Members in favor. None opposed. None abstained.

2.Capital Project Review-Union County Cedar Brook Park-Pemberton Bridge Replacement-Steven Mermon and Kamal Saleh of Union County made a presentation on the bridge replacement. There was discussion that the park is on the National State Registers of Historic Places, a review of the Historic Preservation Commission recommendations dated June 27, 2012 regarding concrete culvert and the original arch. Mr. Saleh said that this project is funded the County of Union. The board expressed concern of the original design by the Olmstead Brothers and recommended plans to be modified to match the originality of the bridge and resubmit the plans to the New Jersey Department of Environmental Protection. After hearing no further discussion, Chairman Robertson opened the hearing for public comment. Hearing none, he entertained a motion. On a motion by the board Board Member Toth and seconded by Board Member Reid, the board voted as follows reviewing a capital Project for the County of Union for Replacement of the Pemberton Avenue Bridge and the Culvert in Cedar Brook Park subject to Recommendations of the Historic Preservation Commission.

<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	✓			

**City of Plainfield  
 Planning Board Meeting Minutes  
 Thursday, July 5, 2012 at 8:00 p.m.  
 Plainfield City Hall Library, 515 Watchung Avenue  
 Page 4 of 5**

Barbara James, Mayor's Designee	✓			
William Reid, Councilman	✓			
William Toth	✓			
Willie Faulks, Alternate #1				
Sandra Chambers, Alternate #2	✓			

Seven Members in favor. None opposed. None abstained.

**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 building that holds 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. 4<sup>th</sup> Street is used for equipment storage, parking bureau staff was relocated to the city yard. Board Member Toth asked about pay station generate revenues through municipal lots, but said he is not sure if it will offset revenues. City Principal Planner Bauman reported on same item that has been listed since 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.

<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	✓			

**City of Plainfield**  
**Planning Board Meeting Minutes**  
**Thursday, July 5, 2012 at 8:00 p.m.**  
**Plainfield City Hall Library, 515 Watchung Avenue**  
**Page 5 of 5**

William Reid, Councilman	✓			
William Toth	✓			
Willie Faulks, Alternate #1				
Sandra Chambers, Alternate #2	✓			

Seven Members in favor. None opposed. None abstained.

**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.7-5-2012