

**CITY OF PLAINFIELD  
PLANNING BOARD  
MEETING MINUTES  
THURSDAY, SEPTEMBER 6, 2012 AT 8:00 P.M.  
CITY HALL LIBRARY, 515 WATCHUNG AVENUE**

I. **CALL TO ORDER** – Chairman Robertson called the meeting to order at 8:05 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							4 years (12/31/2012)
Ron Scott Bey, Vice Chairman	-	P	-	P	P							4 years (12/31/2012)
Sgt. James Abney	-	P	-	P	P							1 year (12/31/2012)
Horace Baldwin	P	P	P	-	P							4 years (12/31/2013)
Sidney Jackson	P	P	P	-	-							4 years (12/31/2013)
Mayor Sharon Robinson-Briggs Barbara James (Designee)	P	P	P	P	P							Term of Mayor 4 years (12/31/2013)
Councilman William Reid	P	8:1 1p	P	P	P							1 year (12/31/2012)
William Toth	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							

Present (P): No Meeting (--)

IV. **MINUTES** – none

V. **RESOLUTION MEMORIALIZATION(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

- Chairman Robertson asked if the board had any questions/comments in regards to the resolution. Hearing none, he entertained a motion.
- On a motion by Vice Chairman Scott Bey and seconded by Board Member Abney, the board voted 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 adding 82 sf vestibule making the total building size, 3,802 sf, including the addition of a two-way exit drive, elimination of 21 parking spaces, the addition of a second drive-thru service land and new signage with conditions.

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

Three in favor. None opposed. None abstained.

**2. Resolution for Reviewing a Capital Project for 2012 Road Improvement Program-Contract 3.**

Chairman Robertson asked if the board had any questions/comments in regards to the resolution. Hearing none, he entertained a motion. On a motion by Board Member Reid and seconded by Board Member Abney, the board voted as follows memorializing a resolution for reviewing a Capital Project for 2012 Road Improvement Program as written.

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

Three in favor. None opposed. None abstained.

**3. Capital Project Review on Pemberton Bridge Union County.**

Chairman Robertson asked if the board had any questions/comments in regards to the resolution. Hearing none, he entertained a motion. On a motion by Board Member Reid and seconded by Board Member Abney, the board voted as follows memorializing a resolution for reviewing a Capital Project for 2012 Road Improvement Program as written.

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

Four in favor. None opposed. None abstained.

**4. CAPITAL PROJECT REVIEW: Union County College, 201-229 Church Street, 232-248 East Second Street, 237-259 East Third Street and 218 -224 Roosevelt Avenue, Block 309, Lot 1.01, -** Chairman Robertson asked if the board had any questions/comments in regards to the resolution. Hearing none, he entertained a motion. On a motion by Councilman Reid and seconded by Vice Chairman Scott Bey, the board voted as follows granting Capital Project Review for Union County College for installation of two (2) modular units for Classrooms subjected to extensions by the Zoning Officer.

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

Five in favor. None opposed. None abstained.

**VI. DEVELOPMENT APPLICATION(S) - none**

**VII. OLD BUSINESS**

- CAPITAL PROJECT REVIEW: Plainfield Board of Education, Hub Stine Field, at Randolph Road (Application No.PB-12-07- Robert Black, Landscape Architect made a representation on behalf of the application. Mr. Black said that he addressed the Board engineer's report dated September 5, 2012 and revised sheet C111 and C502 plan accordingly. He talked about the board's previous concern regarding lighting. He said the lighting was removed except for the football lighting to eliminate lighting spillage. After hearing no further comments, Chairman Robertson opened the meeting for public questions and/or comments. Hearing none, he closed the public portion of the hearing. He then opened the meeting for board questions and/or comments. Board Member Abney asked about project completion date. Mr. Black replied construction by February 2013. Chairman Robertson asked about the funding source. Mr. Black replied by the Plainfield Board of Education. After there being no further questions/comments, Chairman Robertson entertained a motion.

- On a motion by Councilman Reid and seconded by Vice Chairman Scott Bey, the board voted as follows granting Capital Project Review for Plainfield Board of Education-Hub Stine Field Renovations as written.

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

Four in favor. None opposed. One abstained.

## VIII. NEW BUSINESS

### 1. CAPITAL IMPROVEMENT PROGRAM

- a. Division of Recreation – Department of Public Works and Urban Development Director Eric Jackson reported to the board that the 2013 budgeted amount for \$275,000 will be reduced to \$35,000 for a comprehensive study analysis, including reassessment for a skateboard park in an effort to put safety first and consideration of the board's concerns.
- b. Economic Development-Mr. Jackson reported to the board that a reassessment is being considered.
- c. Division of Planning –Director of Planning Division Bill Nierstedt made a presentation as follows creation of a Neighborhood Park on West Fifth Street corner of Field Avenue to provide a resting for the high density area, but does not include basketball, football, baseball, and soccer. He talked about the deficiency in open space acreage. He said he received an estimate, but seeking it to be reduced. Board Attorney Abney expressed concern in regards to safety and the landscaping. Chairman Robertson recommended spreading out the years to be amended accordingly.
  - Mr. Nierstedt talked about similar as the previous Neighborhood Park on East Ninth Street in the Crescent Area Historic District recommendation from the National Park Association of 32 acres and within this tract is 2.5 acres subject for review by the neighborhood and the police.
- d. Engineering Division- Cynthia Smith and the City Engineer Jackie Foushee, of R&V Engineering firm made a presentation regarding roadway maintenance program to various roads. Ms. Smith expressed concern that for several years no repairs were done to many of the smaller roads. Ms. Foushee talked about how the major roadways that are to be done will include maintenance to the smaller roads so as not to drive over the newly paved roads with heavy equipment just to come back to do smaller roads. She reported on cost increases if the roadways are deteriorating and conditions remain deplorable.

## IX. UNFINISHED BUSINESS

1. SUBCOMMITTEE REPORTS – none

- X. **OPEN MEETING TO THE PUBLIC** – Property Owner Sandy Gurshman, of 957 Madison Avenue made comment about the Campbell property and look forward to working together with the Historic Preservation Commission.
- XI. **ADJOURNMENT** – There being no further business, the meeting was adjourned at 9:58 p.m. on a motion by Vice Chairman Scott Bey, seconded by Councilman Reid.

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](mailto:rosalind.miller@plainfieldnj.gov)

PB meeting agenda 9/6/2012