



CITY OF PLAINFIELD

PLANNING BOARD
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NJ 07061



ADRIAN O. MAPP
MAYOR

Ron Scott Bey, Chairman
William Toth, Vice Chairman

MEETING MINUTES
THURSDAY APRIL 3, 2014
CITY HALL LIBRARY, 515 WATCHUNG AVENUE

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I. CALL TO ORDER

Chairman Scott Bey called the meeting to order at 7:04 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 given to 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, N.J.S.A. 10:4-6 et seq. This is a regularly scheduled meeting of the Board.

III. ROLL CALL

Name	Jan 16 reorg	Feb 6	Feb 20	Mar 6	Mar 20	Apr 3	Apr 17	May 1	May 15	Jun 5	Jun 19	Term Of Office
Ron Scott Bey, Chairman	P	P	P	--	P	P						12/31/2016 (4 years)
William Toth, Vice Chairman	P	P	P	--	P	P						12/31/2015 (4 years)
Mayor Adrian O. Mapp John Stewart (Designee)	P	P	-	--	-	P						12/31/2017 (Term of Mayor)
Councilman Cory Storch	8:10p	P	-	--	-	P						12/31/2014 (1 year)
Lt. James Abney	V	7:30 p	P	--	-	7:14 P						12/31/2014 (1 year)
Horace Baldwin	V	P	8:15 p	--	-	P						12/31/2017 (4 years)
Gordon Fuller	P	P	P	--	P	P						12/31/2014 (4 years)
Ken Robertson	P	P	P	--	P	P						12/31/2016 (4 years)
Emmett Swan	V	P	P	--	-	P						12/31/2017 (4 years)
Sean C. McKenna, Alternate No.1	V	P	P	--	P	P						12/31/2015 (2 years)
Sandra Chambers, Alternate No.2	P	P	-	--	-	-						12/31/2014 (2 years)
TOTAL ATTENDANCE	7	11	8	--	5	10						

P-Present: V-Vacancy: -- No meeting

IV. OTHERS IN ATTENDANCE

Name	Affiliation
Peter Vignuolo, Esq.	Board Attorney
Bill Nierstedt	Planning Director
Rosalind Miller	Board Secretary

V. **MINUTES** – On a motion Board Member Fuller, seconded by Board Member Robertson, the board accepted the meeting minutes of February 20, 2014 and March 20, 2014 as presented by voice vote from eligible members.

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

VII. **PUBLIC COMMENTS ON NON-AGENDA ITEMS** – Limited to 2 minutes maximum per comment (Subject to change by the Board Chairman) – Chairman Scott open the meeting for public comments on non-agenda items. None heard the public portions on non-agenda items were closed.

- The applicant advised the board that they are waiting for their attorney; therefore the board took a 5 minute break at 7:22 p.m. Chairman Scott Bey called the meeting to order to reconvene at 7:27p.m.

VIII. **DEVELOPMENT APPLICATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-12-11	114 East Second Street, LLC	114-120 East Second Street / 127-135 North Avenue	315	2 and 9	TODD / CBD Transit Oriented Downtown District / Central Business District Zone

- Board Attorney Vignuolo advised the board that he has reviewed the notice of mailing and notice of publication and found that they were different. He stated the statute that the applicant will need to renote and that the board does not have jurisdiction. Chairman Scott Bey announced that this application has been carried to the board's May 1, 2014 board meeting.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-13-25	Shun Cheng, LLC	326-332 West Front Street / 4-6 Grove Street (corner lot)	248	5	TODD / CBD Transit Oriented Downtown District / Central Business District Zone

- Lawrence Vastola, Esq., of 495 Union Avenue, Middlesex, New Jersey represented the applicant. Mr. Vastola explained that the applicant is requesting to convert a four-story vacant office building to retail space on the first floor, and residential apartments on the upper three floors.
- Board Attorney Vignuolo advised the board that he reviewed the affidavit of services and affidavit of publication reported that the board has jurisdiction to hear the application. Also, he swore in the following professionals providing testimony on behalf of the applicant.
- George Sincox, Registered Architect, of Sincox Associates & Architects, Westfield New Jersey testified on behalf of the applicant. Mr. Sincox reported

- that he is registered architect in the State of New Jersey and has testified before planning/zoning boards throughout New Jersey.
- The board, Board Attorney Vignuolo, City Planner Nierstedt addressed the six waivers listed in the City Planner's report dated March 6, 2014. After there being no further discussion, Chairman Scott Bey entertained a motion to approve the waivers by voice vote. On a motion by Board Member Robertson and seconded by Vice Chairman Toth, the board granted the waivers as recommended by the City Planner's report by voice vote.
 - Mr. Sincox explained that the applicant is requesting to convert a four-story vacant office building to 2,920 square feet of retail space for 3 tenants on the first floor, and 9 residential apartments on the upper three floors with three apartments on each floor. Mr. Sincox presented Exhibit A1 and A2 depicting a photo board of the existing building and rendering of elevations. He explained that the intent to renovate is detailed comparable to scale, windows, decorative cornices and the details of old masonry work to the building. He talked about the interior including a large community multi-purpose area, access to the elevator for removal of trash/recyclables from the rear of the building, storage area for tenants and stand-alone sections for the 3 retail units, floor layout of the apartments.
 - Board Members asked about provision for air condition units, the lay-out of the apartment kitchen/dining/den area and number of bedrooms, handling of refuse/recycling, encourage light wells, some open space, lighting plan, security and parking.
 - Mr. Sincox responded to board members concerns and that there will be no air conditioning units hanging out of the windows, ductwork provided, roof top HVAC units, clean-up of the brick/façade of the building, entryway to the plaza show a setback of the entrance with an overhang, accent the color and top façade/cornices. He said that the property owner will be handling trash/recycling area to be removed from the building to outside for pick-up.
 - The board had some concerns specifically in the configuration of the apartment lay-out. Mr. Sincox replied that he can provide plans showing reconfiguration of the interior lay-out. After there being no further discussion from the professionals, Chairman Scott Bey opened the meeting for public questions and/or comments.
 - Bernice Paglia, of 124 East 7th Street made comment regarding the number of refuse/recycling containers for both retail and residential.
 - Chairman Scott Bey acknowledges Ms. Dottie Gutenkauf in the audience. Ms. Gutenkauf showed appreciation that the board acknowledged her presence.
 - After there being no further questions/comments from the public, Chairman Scott Bey closed the public portion of the hearing.
 - The board having no further discussion advised the applicant of the following recommendations for preliminary site plan to show size of refuse/recycling containers, increase in storage for both retail and residential units, establish parking permits for parking, security, reconfiguration of the apartment lay-out, show decorative cornices, windows, lighting plan upon review of revised plans that will reflect the board's concerns, Chairman Scott Bey entertained a motion.

- On a motion by Board Member Robertson, seconded by Board Member Fuller, the board voted as follows granting preliminary site plan approval to convert a four-story vacant office building to 2,920 square feet of retail space for 3 tenants on the first floor, and 9 residential apartments on the upper three floors with three apartments on each floor with conditions.

Name	Aye	Nay	Abstain
Ron Scott Bey, Chairman	X		
William Toth, Vice Chairman	X		
John Stewart, Mayor's Designee	X		
Cory Storch, Councilman	X		
James Abney	X		
Horace Baldwin	X		
Gordon Fuller	X		
Ken Robertson	X		
Emmett Swan	X		
Sean McKenna, Alternate #1			
Sandra Chambers, Alternate #2			

Nine in favor. None opposed. No abstentions.

IX. OLD BUSINESS –none

- X. **NEW BUSINESS**-City Planner Nierstedt reported that on March 28, 2014 the state designated the city as a transit village. He said if board members would like, he will reach out to other towns (Somerville and Morristown) that were previously designated as transit villages also, for member to visit the area. He took note that Morristown similarity to the city particularly the downtown area with connections to a parking deck.
 - Board Members talked about revisiting sections of the master plan annually. The master plan is reviewed every 6-years. Also, members of the board made recommendation to council to revisit inactive redevelopment project making those redevelopment friendly, a letter recommendation to council in this regard.
 - Mayor's Designee Stewart took note of the New Jersey Planning Official newsletter and asked about the process and plan for in the future for the planning banquet.

XI. ADJOURNMENT

- There being no further business, the meeting was adjourned at 9:00 p.m. on a motion by Board Member Fuller, seconded by Vice Chairman Toth.

Respectfully submitted,

Rosalind Miller
 Planning Board Secretary
 PB meeting minutes.4-3-2014

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