



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 MARCH 20, 2014
CITY HALL LIBRARY, 515 WATCHUNG AVENUE

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I. CALL TO ORDER

Chairman Scott Bey called the meeting to order at 7:00 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							12/31/2016 (4 years)
William Toth, Vice Chairman	P	P	P	--	P							12/31/2015 (4 years)
Mayor Adrian O. Mapp John Stewart (Designee)	P	P	-	--	-							12/31/2017 (Term of Mayor)
Councilman Cory Storch	8:10p	P	-	--	-							12/31/2014 (1 year)
Lt. James Abney	V	7:30 p	P	--	-							12/31/2014 (1 year)
Horace Baldwin	V	P	8:15 p	--	-							12/31/2017 (4 years)
Gordon Fuller	P	P	P	--	P							12/31/2014 (4 years)
Ken Robertson	P	P	P	--	P							12/31/2016 (4 years)
Emmett Swan	V	P	P	--								12/31/2017 (4 years)
Sean C. McKenna, Alternate No.1	V	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							

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 Vice Chairman Toth, the board by voice vote accepted the meeting minutes of February 6, 2014 as presented.

VI. **RESOLUTION(S) (Memorialization)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-13-30	Alicia Lam	638-644 South Avenue	614	5	MU Mixed Use Zone

- Board Attorney Vignuolo advised the board of some minor changes to the resolution. There being no further discussion, Chairman Scott Bey entertained a motion. On a motion by Board Member Robertson and seconded by Vice Chairman Toth, the board voted as follows granting preliminary site plan approval for a mixed-use building with 17 seat take out restaurant, warehouse, and two (2) residential apartments (three and four bedroom) on the second floor. The applicant proposing 11 parking spaces as stipulated.

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

Five in favor. None opposed. No abstentions.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-13-18	Spark Properties, LLC	719-731 West Front Street	231	21	MU Mixed Use Zone District

- Chairman Scott Bey asked if there were any questions regarding the resolution. Hearing none, he entertained a motion. On a motion by Board Member Robertson and seconded by Vice Chairman Toth, the board voted as follows preliminary site plan approval for a mixed-use commercial/residential building. The applicant is proposing to demolish a 2,717 square foot masonry building and a 4,600 square foot metal building, and then construct a three-story building with a 9,215 square foot footprint, and parking lot for 55 vehicles. The first floor of the building will contain 7 retail units totaling 6,713 square feet. The second floor and third floor will each contain 10 residential apartments-eight (8) two-bedroom, and two (2) one-bedroom units for a total of 20 apartments.
- 3) Resolution Affirming the Right and Obligations of T&M Associates to Continue to Provide "Professional Services" Under Existing Contracts. Chairman Scott Bey

asked if there were any questions and/or comments regarding the resolution. Hearing none, he entertained a motion. On a motion by Board Member Robertson and seconded by Vice Chairman Toth, the board voted as follows memorializing a Resolution Affirming the Right and Obligations of T&M Associates to Continue to Provide "Professional Services" Under Existing Contracts as written.

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

Five in favor. None opposed. No abstentions.

- 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.

- VIII. **DEVELOPMENT APPLICATION(S)** – 326-332 West Front Street / 4-6 Grove Street (corner lot), Block 248, Lot 5, TODD / CBD Zone Transit Oriented Downtown District-Central Business District Zone (Applicant: Shun Cheng, LLC) – Chairman Scott Bey announced that this application's proposal 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 has been carried to April 3, 2014.

- IX. **OLD BUSINESS** –none

- X. **NEW BUSINESS**-none

- XI. **ADJOURNMENT**
 - There being no further business, the meeting was adjourned at 7:34 p.m. on a motion by Board Member Fuller, seconded by Board Member Robertson.

Respectfully submitted,

Rosalind Miller
 Planning Board Secretary
 PB meeting minutes.3-20-2014

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