



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

**REORGANIZATION
 MEETING MINUTES
 THURSDAY JANUARY 15, 2015
 CITY HALL LIBRARY, 515 WATCHUNG AVENUE**

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I. CALL TO ORDER

Planning Division Director Bill Nierstedt called the meeting to order at 7:35 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 | Jul 16 | Aug 6 | Aug 20 | Sep 3 | Sep 17 | Oct 1 | Oct 15 | Nov 5 | Nov 19 | Dec 3 | Dec 17 | Term Of Office |
|---|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------------------------------|
| Ron Scott Bey, Chairman | | | | | | | | | | | | 12/31/2016 (4 years) |
| William Toth, Vice Chairman | | | | | | | | | | | | 12/31/2015 (4 years) |
| Mayor Adrian O. Map John Stewart (Designee) | | | | | | | | | | | | 12/31/2017 (Term of Mayor) |
| Councilman Cory Storch (succeed James Abney) | | | | | | | | | | | | 12/31/2015 (1 year) |
| Horace Baldwin | | | | | | | | | | | | 12/31/2015 (1 year) |
| Gordon Fuller | | | | | | | | | | | | 12/31/2017 (4 years) |
| Ken Robertson | | | | | | | | | | | | 12/31/2018 (4 years) |
| Emmett Swan | | | | | | | | | | | | 12/31/2016 (4 years) |
| Sean C. McKenna, Alternate No.1 | | | | | | | | | | | | 12/31/2017 (4 years) |
| Alternate No.2 (succeed Sandra Chambers) | | | | | | | | | | | | 12/31/2015 (2 years) |
| TOTAL ATTENDANCE | | | | | | | | | | | | |

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

IV. OTHERS IN ATTENDANCE

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

V. REORGANIZATION

➤ **Election of a Chairperson**

- City Planner Bill Nierstedt asked the Board for nominations for the position of Board Chairperson.
- Nominations are made by Board Member Ken Robertson and seconded by Board Member William Toth to elect Board Member Ron Scott Bey. Hearing no further nominations offered, nominations were closed for the position of the Board Chairperson. A motion was made by Board Member Ken Robertson, seconded by Board Member William Toth and accepted by Chairman elect Ron Scott Bey as the Chairperson of the Planning Board for the year 2015.
- All in Favor. None Opposed. None Abstained.
- Chairman Scott Bey thanked everyone for their continued support.

➤ **Election of a Vice Chairperson**

- Planning Director Nierstedt turned the meeting over to Chairman Scott Bey to chair the remainder of the meeting at which time he asked the Board for nominations for the position of Board Vice Chairperson.
- Nominations are made by Board Member Ken Robertson and seconded by Board Member Sean McKenna to elect Board Member William Toth. Hearing no further nominations offered, nominations were closed for the position of the Board Vice Chairperson. A motion was made by Board Member Ken Robertson, seconded by Board Member Sean McKenna and accepted by Vice Chairman elect William Toth as the Vice Chairperson of the Planning Board for the year 2015.
- All in Favor. None Opposed. None Abstained.
- Vice Chairman Toth thanked the board for their continued support.

➤ **Resolution No.1: Executive Session to review RFP submitted for Board Attorney and Board Engineer Positions**

➤ **Resolution No.2: Appointment of Board Attorney**

- Chairman Ron Scott Bey asked for nominations for the Board Attorney position.
- Vice Chairman Toth nominated Michele R. Donato, Esq. as Board Attorney. The nomination was seconded by Board Member McKenna. Hearing no further nominations offered Chairman Scott Bey closed the nominations for the position of the Board Attorney. The board resolved that Michele R. Donato, Esq. of Lavallette New Jersey would be appointed Board Attorney of the Planning Board from January 1, 2015 through December 31, 2015 with fees of \$500.00 per meeting attendance, not to exceed the amount provided in the budget of the Board unless authorized by resolution of the Board.
- All in Favor. None Opposed. None Abstained.
- Board Attorney Donato thanked the board for their continued support.

➤ **Resolution No.3: Appointment of Board Engineer**

- Chairman Ron Scott Bey asked for nominations for the Board Engineer position.
- Board Member McKenna nominated H2M Engineers as Board Engineer. The nomination was seconded by Vice Chairman Toth. Hearing no further nominations offered Chairman Scott Bey closed the nominations for the position of the Board Engineer. The board resolved that H2M Engineers, of Parsippany New Jersey would be appointed Board Engineer of the Planning Board from January 1, 2015 through December 31, 2015 with fees of \$140/\$50 per meeting not to exceed the amount provided in the budget of the Board unless authorized by resolution of the Board.
- All in Favor. None Opposed. None Abstained.

- **Resolution No.4: Appointment of Board Secretary**
 - Chairman Ron Scott Bey asked for nominations for the Board Secretary position.
 - Board Member Robertson nominated Rosalind Miller as Board Secretary. The nomination was seconded by Vice Chairman Toth. Hearing no further nominations offered Chairman Ron Scott Bey closed the nominations for the position of the Board Secretary. The board resolved that Rosalind Miller would be appointed Board Secretary of the Planning Board through and including the first month of the following year (January 2016) reorganization meeting of the Board with fees of \$175.00 per meeting, not to exceed the amount provided in the budget of the Board unless authorized by resolution of the Board.
 - All in Favor. None Opposed. None Abstained.
 - Board Secretary Miller thanked the board for their continued support.

- **Resolution No.5: Designation of the Official Newspaper of the Board**
 - Be it resolved that the Courier News be designated as the official newspaper of the Board for the publication of official notices. The Star Ledger serves as the second official newspaper to receive the annual calendar notice for the purpose of the Open Public Meetings Act.
 - On a motion by Board Member Ken Robertson and seconded by Board Member Gordon Fuller the board moved that both the Courier News and the Star Ledger be designated to receive the annual calendar notices of the Board for the purpose of the Open Public Meetings Act.
 - All in favor. None opposed. No abstentions.

- **Resolution No.6: Adoption of Procedures, Forms and Bylaws of the Board**
 - Be it resolved that the Procedures, Forms and Bylaws for the year 2015 are hereby readopted.
 - All in favor. None opposed. No abstentions.

VI. **MINUTES** – On a motion by Board Member Baldwin, seconded by Board Member Robertson, the board accepted the July 17th, 2014 meeting minutes with correction indicating board attorney present at the meeting. On a motion by Board Member Baldwin, seconded by Board Member Robertson, the board accepted the meeting minutes of August 7, 2014 as presented by voice vote from eligible members.

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

1)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|-----------------|--|------------------------------------|-------|--------|--------------------------|
| PB-12-32 | Capital Project Review for Plainfield Board of Education | Hub Stine Field 1325 Randolph Road | 12 | 25 | R-3 Low/Moderate Density |

- Chairman Scott Bey opened the meeting for questions and/or comments in regards to the resolution. Hearing none, he entertained a motion. On a motion by Board Member Robertson and seconded by Board Member McKenna
- , the board voted as follows granting Capital Project Approval to the Plainfield Board of Education for Capital Improvements at Hub Stine Field as written.

| | | | | | | |
|-----------|------|--------|---------|-----------|------|---------|
| Scott Bey | Toth | Storch | Baldwin | Robertson | Swan | McKenna |
|-----------|------|--------|---------|-----------|------|---------|

Seven in favor. None opposed. No abstentions.

2)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|-----------------|---------------------|------------------|-------|--------|-------------------|
| PB-14-20 | BTB Landscaping LLC | 616 South Avenue | 614 | 2 | MU Mixed Use Zone |

- Chairman Scott Bey opened the meeting for questions and/or comments in regards to the resolution. Hearing none, he entertained a motion. On a motion by Board Member Robertson and seconded by Board Member Horace Baldwin, the board voted as follows granting Capital Project Approval to the Plainfield Board of Education for Capital Improvements at Hub Stine Field as written.

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|-----------|---------|-----------|------|---------|
| Scott Bey | Baldwin | Robertson | Swan | McKenna |
|-----------|---------|-----------|------|---------|

Five in favor. None opposed. No abstentions.

VIII. **DEVELOPMENT APPLICATION(S)**

1)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|-----------------|-------------------------------------|------------------------|-------|--------|---------------------------------|
| PB-14-36 | Al Baseerah International Institute | 1345-1349 South Avenue | 624 | 9 | NC Neighborhood Commercial Zone |

- Charles D. Whelan, Esq. of One Gateway Center, Newark, NJ represented on behalf of the applicant. Mr. Whelan explained that the zone permits a house of worship in the Neighborhood Commercial Zone and that they are seeking preliminary and final site plan approval.
- Board Attorney Donato advised the board that she reviewed the notices and that the board has jurisdiction.
- Al Baseerah, property owner, of 1345 South Avenue Plainfield, NJ was sworn in to provide testimony on behalf of the application. Mr. Baseerah reported that he purchased the property which was previously a child care center, number of occupants no more than 51 people and the hours of operation.
- Steve Parker, of Parker Engineering & Surveying, 370 East Main Street, Somerville NJ was sworn in to provide testimony on behalf of the application. Mr. Parker submitted exhibits A1 in to evidence indicating a parking plan for 13 parking spaces. Mr. Parker explained that the applicant is seeking waiver from completeness checklist items, relief from supplementary zoning regulations to convert a 12,432 square feet one-story commercial building to a house of worship.
- The Board, Board Attorney Donato and City Planner Nierstedt addressed the site plan and asked about the parking space layout including a handicap space and striping, reduce the width of the driveway, provide screening for the parking lot area, shade trees subject to the Shade Tree Commission comments, landscaping, some buffering, show refuse/recycling location and comply with both the City Planner's report dated January 9, 2015 and the City Engineer's report dated January 7, 2015 and all other city official comments.
- After there being no further review, Chairman Scott Bey opened the meeting for public questions and/or comments. Hearing none, he closed the public portion of the hearing. He then asked if the board had any further recommendations and/or questions. Hearing none, he entertained a motion to approve or deny this application.

- On a motion by Board Member Toth and seconded by Mayor's Designee Stewart, the board voted as follows granting waivers from completeness checklist items, relief from supplementary zoning regulations, waivers from design and performance standards, preliminary site plan approval to convert a one-story commercial building to a house of worship.

IX. **OLD BUSINESS** –none

X. **NEW BUSINESS**

- 1) Executive Session: On a motion by Board Member Robertson and seconded by Board Member McKenna, the Board went into executive session to review RFQ for Board Attorney and Board Engineer positions.
- 2) Review and Adoption of the board's 2015 annual calendar – After review of the 2015 annual calendar, a motion was made by Vice Chairman Toth and seconded by Board member Baldwin, the 2015 calendar was accepted by general consent.
-All in favor. None opposed. No abstentions.
- 3) Subcommittee
-Chairman Scott Bey asked that Board Members McKenna, Robertson and Fuller to continue on the Capital Improvement Program subcommittee.
-Chairman Scott Bey asked that Board Members Toth, Baldwin and Swan to continue on the Capital Improvement Program subcommittee.

XI. **ADJOURNMENT**

- There being no further business, the meeting was adjourned at 9:57 p.m. on a motion by Board Member Robertson, seconded by Board Member Baldwin.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB reorganization meeting minutes.1-15-2015