



CITY OF PLAINFIELD

PLANNING BOARD
515 WATCHUNG AVENUE
PLAINFIELD, NJ 07061



ADRIAN O. MAPP
MAYOR

Ron Scott Bey, Chairman
William Toth, Vice Chairman

MEETING MINUTES
THURSDAY OCTOBER 1, 2015
CITY HALL LIBRARY, 515 WATCHUNG AVENUE
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I. CALL TO ORDER

Chairman Ron Scott Bey called the meeting to order at 7:34 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	P	P	P	P	P	P						12/31/2016 (4 years)
William Toth, Vice Chairman	P	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	P	-	8:51p	P	-	-						12/31/2015 (1 year)
Ronald Johnson (succeeded James Abney)	P	P	P	-	P	-						12/31/2015 (1 year)
Horace Baldwin	P	P	-	P	-	P						12/31/2017 (4 years)
Gordon Fuller	P	P	P	P	P	-						12/31/2018 (4 years)
Ken Robertson	P	P	P	P	P	P						12/31/2016 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	P	P	P	P	P	P						12/31/2017 (4 years)
Maritza Hall, Alternate No.1 (succeeded Sean C. McKenna)	-	-	-	P	-	P						12/31/2015 (2 years)
Siddeeq W. El-Amin, Alternate No.2 (succeeded Sandra Chambers)	P	-	P	P	-	P						12/31/2016 (2 years)
TOTAL ATTENDANCE	10	8	8	9	7	7						

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

OTHERS IN ATTENDANCE

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

IV. PUBLIC COMMENTS ON NON-AGENDA ITEMS – Chairman Scott Bey opened the meeting for public comments on items that are not on the agenda. Dan Damon, of 661 West Seventh Street reported that he has read that Elmwood Gardens has been sold and observed the building to be rehabilitated. He asked if there were any changes from previous approval of the board. The board has not received any information in that regards. Hearing no further comments, the public portion of the hearing was closed.

V. MINUTES – On a motion by Board Member McKenna and seconded by Vice Chairman Toth, the board accepted June 18, 2015 and July 16, 2015 meeting minutes as presented by voice vote from eligible members. The meeting minutes has been passed.

VI. RESOLUTION(S) (Memorialization)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
Capital Project Review 2015 Road Improvement Program (Contract 2)	City Engineer - Remington, Vernick & Arango Engineers	Resurfacing of Various Streets			

➤ Chairman Scott Bey asked if there were any questions and/or comments in regards to the resolution. Hearing none, he entertained a motion. On a motion by Vice Chairman Toth and seconded by Board Member McKenna, the board voted as follows granting a capital project review for the resurfacing of various streets (Frances Lane, Maxson Place, Linbarger Avenue, Shirley Street, Coolidge Street (section 1), Coolidge Street (section 2), Loretta Terrace, Adam Circle and Salem Road) as written.

➤

Scott Bey	Toth	Baldwin	McKenna
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Four in favor. None opposed. None abstained

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-13	Montrose Molders Corporation	1735 West Front Street	202	1.01	LI Light Industrial Zone

➤ Chairman Scott Bey asked if there were any questions and/or comments in regards to the resolution. Hearing none, he entertained a motion. On a motion by Vice Chairman Toth and seconded by Board Member McKenna, the board voted as follows granting preliminary and final site plan approval to construct a one-story building addition to an existing one and two-story distribution warehouse building including a paved driveway as stipulated.

➤

Scott Bey	Toth	Baldwin	McKenna	Robertson	El-Amin
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Six in favor. None opposed. None abstained

VII. DEVELOPMENT APPLICATION(S) - none

VIII. OLD BUSINESS

- Chairman Scott Bey reported that 911 South Avenue application (PB-2014-17) is seeking a TCO, but there are some issues with the conditions in the resolution. The board scheduled to hear the issues of conditions at their October 15, 2015 meeting. there were no further discussion.
- Streetscape Standards – City Planner Nierstedt previously distributed a completed streetscape standards and asked if the board can review and comment in order to forward to council for citywide approval.

IX. NEW BUSINESS - none

X. ADJOURNMENT

- There being no further business, the meeting was adjourned at 8:28 p.m. on a motion by Board Member McKenna, seconded by Vice Chairman Toth.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.10-1-2015