



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 15, 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 7:39 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	P					12/31/2016 (4 years)
William Toth, Vice Chairman	P	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	-	P					12/31/2015 (1 year)
Horace Baldwin	P	P	-	P	-	P	8:01 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	P					12/31/2016 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	P	P	P	P	P	P	P					12/31/2017 (4 years)
Maritza Hall, Alternate No.1 (succeeded Sean C. McKenna)	-	-	-	P	-	P	7:49 p					12/31/2015 (2 years)
Siddeeq W. El-Amin, Alternate No.2 (succeeded Sandra Chambers)	P	-	P	P	-	P	7:45 p					12/31/2016 (2 years)
TOTAL ATTENDANCE	10	8	8	9	7	7	8					

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. Hearing none, the public portion of the hearing was closed to non-agenda items.

V. MINUTES – none

VI. RESOLUTION(S) (Memorialization)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-14	Greater Plainfield / Middlesex Habitat for Humanity	400-406 East Fifth Street / 501-507 Franklin Place (corner lot)	609	1.01	R-4 Moderate Density Residential 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 Board Member Robertson and seconded by Board Member McKenna, the board voted as follows granting preliminary and final site plan approval to subdivide Lot 1.01 containing a single family residence into two (2) lots and construct a new single family dwelling on the newly created lot as stipulated.

➤

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

VII. DEVELOPMENT APPLICATION(S) - none

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-25	Plainfield Genesis Affordable Housing/Plainfield YMCA	518 Watchung Avenue	835	4	Civic Historic District

➤ Board Attorney Donato advised the board that she received the notice of publication and find that one of the certified noticed was not indicated, therefore advising the board to accept all the notices except for the one and that the board has jurisdiction to carry with the exception of the one certified mailing. The board carried to the November 5, 2015 board meeting and that there will be no further notice required.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-29	Ernest Reynolds	Various Locations (4) to Place Neighborhood Signs			

➤ Ernest Reynolds, of 1400 Jean Terrace, Plainfield New Jersey, a representative and member of the Brisbane Estates Block Association was sworn in on behalf of the application. Mr. Reynolds made a presentation for a request to post a total of five (5) signs in the public ROW designating points of area known as the "Brisbane Estates". Mr. Reynolds said that the five (5) points of interest to the entrance/exit of the following areas: Coolidge Street, Sterling Street, Maxson Place, Oxford Avenue and Cambridge Avenue.

- Reverend Preston Holt, 708 Sterling Street, Plainfield New Jersey was sworn in to provide testimony on behalf of the application. Mr. Holt said that the purpose of the signs is to bring awareness of the block association's and Brisbane Estate's existence.
- After hearing no further discussion, the board made recommendations that the applicant is to work with the Planning Division and Public Works superintendent making sure that the signs do not interfere with visibility, public safety and does not create clutter. The meeting was opened for public questions and/or statements. Hearing none, the public portion of the meeting was closed. The board having no further recommendations, the applicant will reschedule subject to meeting with the city professionals.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2014-17	911 South, LLC (Family Dollar)	911 South Avenue	645	15	TODN-TSC

- A representative of the applicant Richard Dunn, of 9 Hoes Lane, Old Bridge New Jersey explained that the project is substantially completed, but is requesting changes to 1) the signage not stacked, but is straight and lettering remained the same; 2) façade concerned about the stone for public safety and request to remain stucco; and 3) window dressing. After there being no further discussion, the meeting was opened for public comment. Hearing none, the public portion of the hearing was closed.
- The board made comment that the applicant's need to stick to the board's specific approvals, and not compromise for a cheap material, some members not the purview of the board to design, but give direction and the board is pleased that applicants are bringing business to the city. After there being no further recommendations of the board, Chairman Scott Bey entertained a motion. On a motion by Board Member Robertson and seconded by Board Member McKenna, the board voted as follows granting an amendment to conditions of stone material and window dressings subject to review by the City Planner Nierstedt and Vice Chairman Toth as amended.

Scott Bey	Toth	Johnson	Baldwin	McKenna	Robertson	Hall	El-Amin
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Eight in favor. None opposed. None abstained

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2013-34	FY Realty, LLC	210-214 West Front Street	249	9	TODD/CBD Zone Central Business District

- Board Attorney Donato advised the board the notices have been reviewed and that the board has jurisdiction.
- Steven A. Caputo, P.C., of 213 West Seventh Street, Plainfield New Jersey represented on behalf of the application. Mr. Caputo explained that the applicant is seeking preliminary and final site plan approval of a mixed use three-story building containing retail and restaurant on the first floor, four residential apartments and one office. The applicant is proposing to convert the one office space to a studio apartment.
- Stephen Parker, Licensed Professional Engineer, of 370 East Main Street, Somerville New Jersey was sworn in to provide testimony on behalf of the application. Mr. Parker explained that no changes to exterior, site plans show existing conditions.
- The board granted the waivers on a motion by Vice Chairman Toth and seconded by Board Member McKenna by all in favor. None opposed. None abstained.

- Mr. Parker talked about the parking availability and said it is a walkable area in the TODD/CBD Zone. Mr. Caputo said that the applicant is willing to purchase parking permits for its tenants.
- The board addressed the City Planners report dated 10/7/15 and made recommendations to provide floor plans indicating the size of the existing four apartments and proposed studio unit, location and access to the trash/recycling, loading/unloading, removal of chain link fence, option to combine the proposed unit to existing apartment units. Mr. Caputo responded in regards to the office space is set apart from the four existing apartments.
- After there being no further testimony, the board opened the hearing for public questions and/or comments. Hearing none, Chairman Scott Bey carried this application to the November 5, 2015 meeting. Board Attorney Donato made an announcement that the board carried this application to November 5, 2015 and that there will be no further notice required.

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2013-25	Shun Cheng, LLC	326-332 West Front Street (Former Red Cross Building)	248	5	TODD/CBD Zone Central Business District

- Property Owners Shin Wang and Shun Cheng is seeking an amendment to the façade because the brick is in bad shape and is requesting to change to a stucco type finish instead of refurbishing the brick. Ms. Cheng said that there are two buildings in the area with stucco finish that looks nice and ask if they use same type stucco finish. After there being no further discussion the board made recommendation to provide drawings of the proposed changes prior to making any changes.

VIII. OLD BUSINESS - none

IX. NEW BUSINESS

1) Review Streetscape Guidelines – City Planner Nierstedt addressed the Police, Engineer and Fire Division comments. He asked if the board has any questions and/or comments to be the design element requirements for specific projects. He is seeking the board's direction to proceed to adopt as ordinance requirements in a form of a waiver or use as design standards in the commercial districts. The Board made comments in regards to the paving methods, benches, trash receptacles and compares other urban areas as an ordinance regulations and review language usage. After making some changes the board recommends bringing the streetscape guidelines for further review.

X. ADJOURNMENT

- There being no further business, the meeting was adjourned at 10:32 p.m. on a motion by Board Member McKenna, seconded by Vice Chairman Toth.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.10-15-2015