



CITY OF PLAINFIELD

PLANNING BOARD
515 WATCHUNG AVENUE
PLAINFIELD, NJ 07061



ADRIAN O. MAPP
MAYOR

Ron Scott Bey, Chairman
Horace Baldwin, Vice Chairman

PLANNING BOARD MEETING
THURSDAY OCTOBER 20, 2016
CITY HALL LIBRARY, 515 WATCHUNG AVENUE
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MINUTES

I. CALL TO ORDER

NOTE: Cellular phones are to be turned off during the Planning Board meeting, unless otherwise stated (Subject to change by the Board Chairman)

Planning Board Chairman Scott Bey 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	Jan 21	Feb 4	Feb 18	Mar 3	Mar 17	Apr 7	Apr 21	May 5	May 19	Jun 2	Jun 16	Jul 7	Jul 21	Aug 4	Aug 18	Sep 1	Sep 15	Oct 6	Oct 20	Nov 3	Nov 17	Dec 1	Dec 15	Term Of Office
Ron Scott Bey, Chairman	P	-	P	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P	P					12/31/2016 (4 years)
Horace Baldwin, Vice Chairman	P	-	P	P	P	P	P	E	P	P	P	-	P	P	P	P	P	P	P					12/31/2017 (4 years)
Mayor Adrian O. Map John Stewart (Designee)	P	-	A	A	P	P	P	P	P	E	P	-	P	P	E	E	E	P	E					12/31/2017 (Term of Mayor)
Councilwoman Gloria Taylor	V	-	A	P	P	P	P	E	E	P	E	-	7:53 P	7:55 P	E	E	E	A	A					12/31/2016 (1 year)
Anthony Howard (succeeds Ronald Johnson)	P	-	P	P	P	P	P	P	P	8:15 P	P	-	P	E	E	P	P	P	P					12/31/2016 (1 year)
Gordon Fuller	P	-	P	P	E	E	E	P	P	P	E	-	7:52 P	P	E	P	P	P	P					12/31/2018 (4 years)
Sean C. McKenna (succeeds Emmett Swan-resigned)	P	-	P	P	P	P	P	P	P	P	P	-	8:00 P	P	P	P	P	P	P					12/31/2017 (4 years)
Siddeeq W. El-Amin (succeeds Ken Robertson)	P	-	E	P	E	P	P	V	V	V	V	-	P	P	P	P	P	P	P					12/31/2016 (4 years)
William Toth	V	-	P	P	A	P	P	P	E	P	E	-	P	P	P	P	P	E	P					12/31/2019 (4 years)
Maritza Hall, Alternate No.1	P	-	A	A	A	E	E	P	P	E	E	-	P	E	P	P	P	E	E					12/31/2017 (2 years)
Barry Person, Alternate No.2 (succeeds Siddeeq W. El-Amin)	P	-	P	P	P	P	E	P	P	E	P	-	V	V	P	P	P	P	E					12/31/2016 (2 years)

LEDGER: Present (P): Absent (A): Excused (E): Vacancy (V): No Meeting (-)

OTHERS IN ATTENDANCE

Name	Affiliation
Janine Bauer, Esq.	Planning Board Attorney
Bill Nierstedt	Planning Director

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 meeting was closed.

V. MINUTES – none

VI. RESOLUTION(S) (Memorialization)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2016-28	Honey Patel	1029 West 8 th Street	525	11	R-3 Residential

➤ After the board reviewed the amendment to the resolution for memorialization and there being no questions and/or comments, Chairman Scott Bey entertained a motion. On a motion by Board Member McKenna and seconded by Vice Chairman Baldwin, the board voted as follows granting amendment for a minor subdivision approval as written.

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Scott Bey	Baldwin	El-Amin	Fuller	Howard	McKenna	Toth
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Seven in favor. None opposed. None abstained

2) Transit Oriented Development – West (TODD-W) In Need of Redevelopment Plan for Block 247, Lots 1, 2.01 and 3 through 11 – After the board reviewed the resolution for memorialization and there being no questions and/or comments, Chairman Scott Bey entertained a motion. On a motion by Board Member McKenna and seconded by Board Member Fuller, the board voted as follows recommending council adoption of An Area in Need of Redevelopment Transit Oriented Development – West (TODD-W) Plan as written.

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Scott Bey	Baldwin	El-Amin	Fuller	Howard	McKenna	Toth
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Seven in favor. None opposed. None abstained

3) Capital Improvements Project – Madison Avenue Playground - After the board reviewed the resolution for memorialization and there being no questions and/or comments, Chairman Scott Bey entertained a motion. On a motion by Board Member Toth and seconded by Board Member El-Amin, the board voted as follows recommending council adoption of the Capital Improvement Project for improvements to the Madison Playground as written.

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Scott Bey	Baldwin	El-Amin	Fuller	Howard	McKenna	Toth
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Seven in favor. None opposed. None abstained

4) Capital Improvements Project – Siedler Field - After the board reviewed the resolution for memorialization and there being no questions and/or comments, Chairman Scott Bey entertained a motion. On a motion by Vice Chairman Baldwin and seconded by Board Member El-Amin, the board voted as follows recommending council adoption of the Capital Improvement Project for improvements to Siedler Field as written.

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Scott Bey	Baldwin	El-Amin	Fuller	Howard	McKenna	Toth
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Seven in favor. None opposed. None abstained

VII. DEVELOPMENT APPLICATION(S) - none

VIII. OLD BUSINESS

- 1) Capital Improvement Project (CIP) – Department of Public Works & Urban Development
- Engineering – Roadway Improvement – Administrative Assistant of Engineering Cynthia Smith addressed a 2017-2022 Capital Project Form. Ms. Smith explained that \$4.5 million included the following roadways-Pineview Terrace, Berkeley Terrace and Field Avenue were on the original list of roadways to be resurfaced. She addressed the amended form indicating additional funding was added at the request of the administration for the following roadway improvements at Raymond Boulevard, Norwood Avenue, South End Parkway and Pemberton Avenue and roads that need full construction are Hillside Street, Central Avenue, Stelle Avenue and West Third Street. She addressed a total project cost over \$5 million from the following funding sources Community Development Block Grant (CDBG), New Jersey Department of Transportation (NJDOT) Grants, and bonds. After there being no further discussion, the board anticipates adoption of the CIP at the council's next meeting. Chairman Scott Bey entertained a motion. On a motion by Board Member McKenna and seconded by Vice Chairman Baldwin, the board voted as follows recommending that council adopt the amended six-year 2017-2022 CIP for road improvement program as written.

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Scott Bey	Baldwin	El-Amin	Fuller	Howard	McKenna	Toth
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Seven in favor. None opposed. None abstained

IX. NEW BUSINESS

- 1) Discussion of Draft South Avenue Netherwood In Need of Redevelopment Study Area - Shawna Ebanks, of Nishuane Group, LLC addressed a draft in need of redevelopment study area. Ms. Ebanks reported on reviews of the city's Land Use Ordinance, the Master Plan, the LRHL handbook, numerous site visits, an analysis preliminary land use patterns, various criterias and review of municipal reports include fire, police, planning division and other city official data. Ms. Ebanks addressed the report that consists of parcels along South Avenue between Berckman Street to the Netherwood Train Station, Block 645, Lots 1 through 28, 701-1021 South Avenue of the Trainside Commercial Zone which includes 10 commercial properties, 10 residential properties, 2 industrial properties, 5 city owned properties that include the city yard and vacant properties. She talked about areas of buffering and aesthetical pleasing of existing properties. Board asked how this area came to be viewed for redevelopment and if the south side of the corridor has been viewed. City Planner Nierstedt explained that rezoning of the train station generated interest in the city, south side involve residential relocation of property owners/residence to move out.
- After there being no further discussion, Chairman Scott Bey opened the meeting for public comment and/or statements. Hearing none, the public portion of the hearing was closed.
 - Chairman Scott Bey asked if the board had any further questions and/or comments. Hearing none, he entertained a motion. On a motion by Board Member McKenna and seconded by Board Member El-Amin, the board voted as follows to recommend council adoption of An Area in Need of Redevelopment and Rehabilitation Plan for the Transit Oriented Downtown Development as written.

Scott Bey	Baldwin	El-Amin	Fuller	Howard	McKenna	Stewart	Person
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Eight in favor. None opposed. None abstained

- 2) Review of Draft North Avenue Netherwood – In Need of Redevelopment Study (No Action Taken) – Michele Delisfort, of Nishuane Group, LLC made a presentation on the draft in need of redevelopment study. The Board, Board Attorney Bauer, Ms. Delisfort and Planning Director Nierstedt had the following discussion about Train side residential a maximum height of three stories and Train side commercial a maximum height of five or six stories with Mixed uses and type of uses, density, parking, Department of Environmental Protection (DEP) requirements in regards to flood zone areas require filing of a hardship extension and depict open green space including roof top garden. The board also discussed looking at a concept, aesthetics, design standards not in favor of blank walls and proposed front, side, rear setbacks. The Board, Board Attorney Bauer and City Planner Nierstedt had some discussion on Redevelopment vs. Rehabilitation. After there being no further discussion, the board thanked Nishuane Group for the draft work.

- 3) UEZ Enterprise Zone Rehab Study – the board reviewed Area In Need of Rehabilitation Study Specifically for the city's Urban Enterprise Zone (UEZ) –Deputy City Administrator for Economic Development Carlos Sanchez explained status the UEZ program 5 municipalities including city end of year, drafted a bill for 10 yr extension approved by senate, governor was a study 6 to 8 months a new bill assembly requesting a 2 year to allow for study to be conducted, will not affect the ongoing projects. After review of the study, a motion was entertained by Board Member Toth and seconded by Board Member El-Amin, the board voted as follows to recommend council adoption of An Area in Need of Redevelopment and Rehabilitation Study for the city's Urban Enterprise Zone (UEZ) as written.



Scott Bey	Baldwin	El-Amin	Fuller	Howard	McKenna	Toth
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Seven in favor. None opposed. None abstained

- 4) Discussion of Land Use-House of Worship – The Board, Board Attorney Bauer and Planning Directory Nierstedt had some discussion in regards to regulations and guidelines of houses of worship in comparison to theatres, assembly halls etc. and to look further into property owner/tenant of these properties.

X. ADJOURNMENT

- There being no further business, the meeting was adjourned at 9:45 p.m. on a motion by Board Member McKenna and seconded by Board Member El-Amin.

Respectfully submitted,

Rosalind Miller, Planning Board Secretary

PB meeting minutes.10/20/2016

