



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 6, 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							12/31/2016 (4 years)
Horace Baldwin, Vice Chairman	P	-	P	P	P	P	P	E	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						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						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						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						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						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						12/31/2016 (4 years)
William Toth	V	-	P	P	A	P	P	P	E	P	E	-	P	P	P	P	P	E						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						12/31/2017 (2 years)
Bary 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						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
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 meeting was closed.

V. **MINUTES** – none

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

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2016-07	Tania Peralta/Tania Realty, LLC	1013 East Second Street	332	18	NC Neighborhood Commercial

➤ 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 Vice Chairman Baldwin, the board voted as follows granting a three-bedroom residential apartment on the second floor of a two-story building as written.

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

2)

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 resolution for memorialization and there being no questions and/or comments, Chairman Scott Bey entertained a motion. On a motion by Board Member Fuller and seconded by Board Member Howard, the board voted as follows granting minor subdivision approval as written.

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

VII. **DEVELOPMENT APPLICATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2012-06	Latino Heat Bar & Grill, LLC	308 Watchung Avenue	840	1	TODD/CBD Transit Oriented Development/Central Business District
8/18/16 (1 st hearing) carried; 10/6/16					

- Chairman Scott Bey read for the record a letter sent to Planning Director Nierstedt from the applicant's attorney requesting an extension of time. The board carried this application to November 3, 2016. No further notice required.

VIII. OLD BUSINESS

1) Capital Improvement Project (CIP) – Department of Public Works & Urban Development

- Recreation – Siedler Field - Presentation by City Engineer Drew DiSessa, of Pennoni Engineering. Mr. DiSessa explained that the proposal is to upgrade and construct a synthetic turf field, striping, four-foot high fence, bleachers, replace lighting, score board, removal goal posts allowing for multi-purpose football and soccer fields, remove and replace a six-foot high chain-link fence with same. Chairman Scott Bey made recommendation for additional funding for additional fencing. Board Members asked about the safety and drainage of the synthetic turf material. Mr. DiSessa explained that synthetic turf is more durable, less maintenance, provides for more flexibility and playing time on the field. He said that the drainage system has an underdrainage system and there is no problem. After there being no further discussion, Chairman Scott Bey entertained a motion. On a motion by Board Member McKenna and seconded by Mayor's Designee Stewart, the board voted as follows granting Capital Improvement Project as written.

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

- Engineering – Roadway Improvement – Administrative Assistant of Engineering Cynthia Smith made an update on 2016 Road Improvement. Ms. Smith reported on a prior board meeting in regards to adding Cambridge Avenue to the project. She said after speaking with the contractor there was funding left over and so the contractor agreed to add two additional streets for road improvement which are Whitewood Court and Gresham Road is up for council approval October 11, 2016. If approved those streets will be added. Ms. Smith spoke with Shade Tree Commission Chair in regards to tree plantings specifically on Gresham Road. The cost to add both streets is approximately \$321,000 and the bond was \$370,000. The remaining \$50,000 went to public works for milling and paving project. The board thanked Ms. Smith for the update.

IX. NEW BUSINESS

1) Discussion of Transit Oriented Downtown Development - Public Hearing – West In Need of Redevelopment Study - Shawna Ebanks, of Nishuane Group, LLC made a presentation on the draft in need of redevelopment report. Planning Director Bill Nierstedt presented the legal notice of publication in the Courier News to the Board Attorney Janine Bauer. Ms. Ebanks addressed Redevelopment Investigation study indicating an area in need of redevelopment can be designated in accordance to the standards of the Local Housing Law (LRHL). She reported that there are eight (8) criterias of various conditions, six (6) rehabilitation criterias, pattern of vacancies, abandoned and underutilization of properties. She reported on reviews of the city's Land Use Ordinance, the Master Plan, the LRHL handbook, numerous site visits, an analysis inventory of land uses, brownfield sites and review of municipal reports include fire, police, planning division and other city official data. The study area is located in the Central Business District Area between West Front Street, Madison Avenue, West Second Street and Central Avenue which consists of city parking lots, vacant land, commercial buildings and mixed use building and a redevelopment area. She addressed the ¼ mile radius also includes bus, trains, and

playground areas and other new developments in the area indicates an area fitted for the smart growth.

- 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. After there being no further discussion, the board thanked Nishuane Group for the draft work.

X. ADJOURNMENT

- There being no further business, the meeting was adjourned at 9:22 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.10/6/2016