



# 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 DECEMBER 10, 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 7:48 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 10	Dec 17	Term Of Office
Ron Scott Bey, Chairman	P	P	P	P	P	P	P	P	--	P		12/31/2016 (4 years)
William Toth, Vice Chairman	P	P	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	P	--	-		12/31/2015 (1 year)
Horace Baldwin	P	P	-	P	-	P	8:01 P	8:12 P	--	P		12/31/2017 (4 years)
Gordon Fuller	P	P	P	P	P	-	-	P	--	-		12/31/2018 (4 years)
Ken Robertson	P	P	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	-	--	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	P	--	P		12/31/2016 (2 years)
TOTAL ATTENDANCE	10	8	8	9	7	7	8	7	--	6		

**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 on non-agenda items was closed.

**V. MINUTES** – On a motion by Board Member Robertson and seconded by Siddeeq El-Amin, the board accepted meeting minutes of September 17, 2015; October 1, 2015; October 15; and November 5, 2015 as presented by voice vote from eligible members. The meeting minutes has been passed.

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

**VII. DEVELOPMENT APPLICATION(S)**

1) CAPITAL PROJECT REVIEW

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-31	County of Union	Cedar Brook Park	732	1	CBPHD Cedar Brook Park Historic District

➤ Chairman Scott Bey advised the board that the applicant requested adjournment to the board's December 17, 2015 meeting. The board carried this Capital Project review to the December 17, 2015 with no further notice required.

2)

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

➤ Steven A. Caputo, Esq., of 213 West Seventh Street, Plainfield New Jersey represented on behalf of the applicant. Mr. Caputo explained that the applicant is requesting to convert an office to space to a studio apartment unit. Mr. Caputo explained briefly the history of uses, including currently four (4) apartments and one (1) office. The applicant is proposing to convert the one (1) office space to a studio apartment.

➤ Brian Taylor, Registered Architect, of 95 Watchung Avenue, North Plainfield New Jersey was sworn in to provide testimony on behalf of the application. Mr. Taylor explained the existing conditions indicating the four (4) apartments including kitchen, bath, dining and bedroom areas and the office space. He explained that the proposal is to convert the one (1) office space to a 379 square foot studio apartment entering the unit from the common hallway to the kitchen and the larger area for dining, sitting and bedroom "murphy bed" folds up into the wall.

➤ The Board addressed the City Planner's report dated October 7, 2015 and questioned the square footage of the studio, consider to merge the studio with another apartment unit, acquiring additional property, parking space concerns for the tenants and recycling/trash removal.

➤ Board Attorney Donato stated the statute regarding pre-existing non-conforming uses, but if use remains it can be continued.

➤ Mr. Taylor explained that the issue to attach the studio to one of the units it will configure the entrance and create a walk through one bedroom to get to another bedroom. He replied that if any walls are to be removed can create improper circulation to the bedrooms and/or the common stairwell.

- After there being no further testimony from the professional, Chairman Scott Bey opened the meeting for public comments and/or statements. Hearing none, the public portion of the hearing was closed.
- After extensive discussion, the Board made a recommendation that the applicant provides parking spaces/permits, make a tree donation and comply with all other city official requirements.
- On a motion by Vice Chairman Toth and seconded by Board Member Baldwin, the board voted as follows granting preliminary and final approval to convert an office space to a studio apartment unit with conditions.

➤	Toth	Baldwin	Robertson	El-Amin
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Four in favor. Two opposed (Scott Bey and McKenna). None abstained

**VIII. OLD BUSINESS - none**

**IX. NEW BUSINESS**

- 1) Discussion Planning Board Attorney – the board scheduled a special meeting on Thursday January 7, 2016 to review board attorney proposals.

**X. ADJOURNMENT**

- There being no further business, the meeting was adjourned at 10:13 p.m. on a motion by Board Member Robertson, seconded by Board Member El-Amin.

Respectfully submitted,

Rosalind Miller  
 Planning Board Secretary

PB meeting minutes.12-10-2015