



# 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 17, 2015**  
**CITY HALL LIBRARY, 515 WATCHUNG AVENUE**

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**Revised 1/21/2016\***

**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	P	12/31/2016 (4 years)
William Toth, Vice Chairman	P	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	-	-	-	-	--	-	8:00 p	12/31/2015 (1 year)
Ronald Johnson (succeeded James Abney)	P	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	--	-	P	12/31/2018 (4 years)
Ken Robertson	P	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	P	12/31/2017 (4 years)
Maritza Hall, Alternate No.1 (succeeded Sean C. McKenna)	-	-	-	P	-	P	7:49 p	-	--	-	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	P	12/31/2016 (2 years)
TOTAL ATTENDANCE	10	8	8	9	7	7	8	7	--	6	9	

**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** – none

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

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-13-03	177-185, LLC	177-185 North Avenue	313	12	TODD/NAHD Transit Oriented Development Downtown/North Avenue Historic District

➤ Chairman Scott Bey asked if the board have any questions and/or comments regarding the resolution. Hearing none, he entertained a motion. On a motion by Board Member Robertson and seconded by Board Member Fuller, the board voted as follows granting a modification of a condition of approval and the granting of preliminary and final site plan approval.

➤

Scott Bey	Toth	Fuller	Robertson	McKenna
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Five in favor. None opposed. None abstained

2)

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

➤ Chairman Scott Bey asked if the board have any questions and/or comments regarding 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 modification to the conditions of stone material and window dressings and granting of preliminary and final site plan approval.

➤

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

3)

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

➤ Chairman Scott Bey asked if the board have any questions and/or comments regarding the resolution. Hearing none, he entertained a motion. On a motion by Board Member Fuller and seconded by Board Member Robertson, the board voted as follows granting

preliminary and final site plan approval to convert 60 rooms on the second and third floors to 30 studio apartments and one (1) two-bedroom apartment as written.



Scott Bey	Toth	Fuller	Johnson	Robertson	Hall	El-Amin
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Seven in favor. None opposed. None abstained

**NOTE:** Correction made to remove Board Member Mckenna's name from the vote as he was absent at the time of the hearing on November 5, 2015. \*

**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

- Kevin Campbell, Esq., Assistant County Counsel, of 10 Elizabethtown Plaza, Elizabeth New Jersey represented the applicant. Mr. Campbell explained that the proposal is to install synthetic turf field at an existing soccer field, fencing, lighting, some sidewalks, bleachers, benches, some adjustments to the parking area and drainage at Cedar Brook Park. He reported that Cedar Brook Park originally designed by the Olmsted Brothers and is registered with the New Jersey Register of Historic Places.
- Planning Board Attorney Donato swore in all the professionals providing testimony on behalf of the capital project review application as follows, Joseph Venezia, Licensed Professional Engineer, of Maser Consulting Services, 331 Newman Springs Road, Red Bank New Jersey; Robert Zoeller, a Representative of Sports Field Specialties Inc., 5146 West Hurley Pond Road, Farmingdale New Jersey; Ronald Zuber, Director of Union County Parks & Recreation, of 15 Elm Street, Cranford New Jersey.
- Mr. Venezia talked about the 92.48 acre park, consist of 2 baseball fields, soccer field, and current conditions of the field is over used. He submitted Exhibits A1 thru A6 depicting color rendering of proposed soccer field, synthetic field, aerial map, type of split rail type fencing, layout of existing baseball recreational area, proposed trees and existing parking area
- The Board made comments if aware of the existing flooding conditions, and if they have designed similar Olmsted Parks. Mr. Venezia reported that the stormwater/drainage requirement is to be reviewed and approved in accordance to the New Jersey Department of Environmental Protection and had a similar design at Warinanco Park in Elizabeth New Jersey,
- The board expressed concerns regarding temporary/portable fencing separating fans from the players, not in favor with the scheduling of events and hours of extended lighting because of the historic nature of the park and if the turf material will get hot causing the children to play on it.
- Mr. Zuber responded to concerns regarding scheduling of the concerts and the playing fields that the county will continue. He said that the temporary fencing is sometime provided by the vendors.
- Mr. Venezia replied that the scoreboard has been removed, there will be use of existing restroom facilities and for every tree removal three (3) will be planted, considerations to the maturity of the trees will be replaced with appropriate smaller trees around the perimeter.
- Mr. Zoeller talked about the proposed lighting plan for the two (2) baseball fields and soccer field, total of 16 poles, the foot candle, height of poles indicating no impact to the neighborhood and average size lamp, wireless control, shielded with no light spillage.
- The Board addressed the City Planner's report dated December 16, 2015.

- Public comments: William Michelson, Chairman of the Historic Preservation Commission expressed concerns of the Historic Preservation Commission regarding lighting, bleachers and netting, grading and trees, synthetic turf and intensity of use.
- Dan Damon, of 661 West Seventh Street, made comment that Cedar Brook Park always had recreational uses from dawn to dusk and never an issue extending hours to the evening as a request for more lighting. He is concerned about the intensity and not in favor of the concrete color of the sidewalk.
- After hearing no further comments from the public, the public portion of the hearing was closed.
- After hearing no further testimony from the professionals, Chairman Scott Bey entertained a motion to approve or deny. On a motion by Vice Chairman Toth and seconded by Board Member Robertson, the board voted as follows granting installation of synthetic turf field at an existing soccer field, fencing, lighting, some sidewalks, bleachers, benches, adjustments to the parking area and drainage with conditions.

Toth	Fuller	Johnson	McKenna	Robertson	Storch	Hall	El-Amin
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Eight in favor. One opposed (Scott Bey). None abstained.

**NOTE:** On January 22, 2016 Board Member Fuller and Board Secretary Miller listened to the recording of the votes at which time remain as recorded \*

**VIII. OLD BUSINESS - none**

**IX. NEW BUSINESS - none**

**X. ADJOURNMENT**

- There being no further business, the meeting was adjourned at 10:51 p.m. on a motion by Board Member Fuller, seconded by Board Member El-Amin.

Respectfully submitted,

Rosalind Miller  
 Planning Board Secretary

PB meeting minutes.12-17-2015