



# 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 FEBRUARY 18, 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													Term Of Office												
	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	
Ron Scott Bey, Chairman	P	-	P																						12/31/2016 (4 years)
William Toth	V	-	P																						12/31/2019 (4 years)
Mayor Adrian O. Map John Stewart (Designee)	P	-	-																						12/31/2017 (Term of Mayor)
Councilwoman Gloria Taylor	A	-	-																						12/31/2016 (1 year)
Anthony Howard (succeeded Ronald Johnson)	P	-	P																						12/31/2016 (1 year)
Horace Baldwin, Vice Chairman	P	-	P																						12/31/2017 (4 years)
Gordon Fuller	P	-	P																						12/31/2018 (4 years)
Ken Robertson	P	-	-																						12/31/2016 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	P	-	P																						12/31/2017 (4 years)
Maritza Hall, Alternate No.1	P	-	-																						12/31/2017 (2 years)
Siddeeq W. El-Amin, Alternate No.2 (succeeded Sandra Chambers)	P	-	P																						12/31/2016 (2 years)

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

**OTHERS IN ATTENDANCE**

Name	Affiliation
Michele R. Donato, 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 on non-agenda items was closed.

**V. MINUTES** – On a motion by Board Member Fuller, seconded by Board Member McKenna, the board accepted the corrected meeting minutes of December 17, 2015 as presented by voice vote from eligible members. Board Member Howard abstained.

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

1)

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 asked if the board had any questions and/or comment in regards to the resolution. Hearing none, he entertained a motion. On a motion by Board Member McKenna and seconded by Mayor’s Designee Stewart, the board voted as follows granting a capital project review for recreation improvements for synthetic turf fields as stipulated.

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Scott Bey	Fuller	McKenna	Stewart	Toth	El-Amin
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Six in favor. None opposed. One abstained (Board Member Howard)

**VII. DEVELOPMENT APPLICATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-09	Seven Stars Transport, Inc.	318-324 Manson Place	128	5	R-4 Moderate Density Residential Zone

➤ Manuel P. Sanchez, Esq. represented on behalf of the application is requesting adjournment to the next available meeting. Mr. Sanchez explained that he has provided the notice of publication and notice of service, but did not meet the ten (10) day requirement to submit the architectural plans.

➤ Board Attorney Donato advised the board that the notices were reviewed and found to be in order, but because the applicant did not meet the ten day requirement, the board can carry this application to the next available meeting. The board carried the hearing to March 17, 2016. It has been announced that no further notice is require.

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-24	Ministerio Internacional Puerta Del Cielo	401-409 Roosevelt Avenue / 300-308 East Fourth Street	606	50	MU Mixed Use Zone

- David Bressler, Esq., of 60 State Highway 27, Edison, NJ 08820 represented on behalf of the application.
- Robert Hernandez, Registered Architect, 267 Amboy Avenue, Metuchen New Jersey was sworn in to provide testimony on behalf of the application.
- Andrew Wu, Licensed Professional Engineer, 56 Bridge Street, Metuchen New Jersey was sworn in to provide testimony on behalf of the application.
- Board Member Fuller questioned the different addresses listed on the Engineering plans and the architectural drawings. City Planner Nierstedt addressed the city tax map and confirmed the address listed as 401-409 Roosevelt Avenue, Block 606, and Lot 50. Board Attorney Donato advised the boards that the waivers can be discussed and that notices are not required. The board addressed the waivers listed in the City Planner's report dated February 10, 2016. After review of eleven (11) the waivers, the made recommendation to revise the plan to eliminate some of the variances. After there being no further discussion regarding the waivers, Chairman Scott Bey entertained a motion. On a motion by Board Member Toth and seconded by Board Member Baldwin, the board granted waivers 2, 6, 7, 10 and 11 roll call as follows.

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

- The board carried this application to March 3, 2016. The applicant will provide new notices and revised site plans.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-03	Edison Garcia	111 East Front Street	317	16	TODD/CBD Transit Oriented Development Downtown/ Central Business District Zone

- Board Attorney Donato advised the board that she reviewed the notices and found them to be in order; the board has jurisdiction to proceed.
- The Board, Board Attorney Donato and City Planner Nierstedt addressed the waivers of both the City Planner's report dated January 6, 2016 and Board Engineer report dated February 17, 2016. After there being no further discussion regarding the waivers, the board voted as follows on a motion made by Board Member Fuller and seconded by Board Member Toth granted the waivers, but requested testimony on three of the waivers.

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

- Manuel P. Sanchez, Esq., of Sanchez, Sanchez & Santoliquido, 902 Second Avenue, Elizabeth New Jersey represented on behalf of the applicant. Mr. Sanchez explained that the applicant is requesting preliminary and final site plan approval to convert the vacant office space on the third and fourth floors of a four-story building to six (6) residential apartments. He said no site improvements are proposed.

- George Sincox, Registered Architect, of 414 First Street Westfield New Jersey was sworn in to testify on behalf of the application. Mr. Sincox addressed the floor plans and explained that the existing basement has a billiard parlor, 1<sup>st</sup> floor nightclub/restaurant, proposed vacant third and fourth floors to six (6) residential apartments with three (3) apartments on each floor. He talked about the square feet of the proposed 1 and 2 bedrooms units, existing elevator and stairway entrance from the West Front Street side, storage area for residence and the second egress to fire escape.
- Edison Garcia, of 41 Summit Avenue, North Plainfield New Jersey was sworn in to testify on behalf of the application. Mr. Garcia explained about the deliveries, loading area for an existing business located on the first floor. He said there are deliveries every two weeks on the weekend in front of the building and sometime in the rear between the hours of 1:00 p.m. to 3:00 p.m. and takes about 10 minutes. He said there was no issue with blocking traffic, no complaints, agrees to purchase parking permits for residents, walking distance to the train station and the dumpster is in the back of the property.
- The board questioned if residence parking area is in the rear will they have to walk around to the front entrance or through the nightclub area. Mr. Sincox replied if the nightclub is open yes the resident can walk through, but the nightclub is closed during week, but if the nightclub is not open the resident will have to walk around. The board expressed concern about the trash container on city parking lot area.
- City Planner Nierstedt reported that many of the buildings downtown has no rear yard, there is use of the city parking lot for parking and dumpsters. He made comment that he would like to work with all city officials and business owners to have a communal garbage area so that shoppers "welcome to Plainfield" will not see the dumpsters on the sidewalks. He talked about the need to have business owner's cooperation in this regard. There are too many different garbage haulers and the encroachment on city property. Mr. Sanchez said that the applicant is willing to work with the city official's regarding the dumpsters.
- Board Members expressed concern regarding satellite dish, window air conditioning units, revise plans to indicate separate entrances from the residential section from the nightclub section, unloading/loading area and the trash/recycling area and availability of parking spaces from the parking bureau, security cameras, remove the study area because they become bedrooms and lighting plan.
- After hearing no further testimony from the professionals, the meeting was opened for public questions and/or comments. Hearing none, the public portion of the hearing was closed.
- The board made recommendation to provide revised site plans indicating the concerns of the board on the plans. The board carried this application to March 17, 2016 no further notice required.

**VIII. OLD BUSINESS - none**

**IX. NEW BUSINESS –** Discussion on Use of social media during the hearing process. The board addressed the New Jersey Planner's November/December 2015 issue regarding "use of social media during the hearing process". The Planning Board has no issue in texting at the meeting. The board made some suggestions to add some rule in the by-laws, but Chairman Scott Bey will set up a by-law committee.

**X. ADJOURNMENT**

- There being no further business, the meeting was adjourned at 10:00 p.m. on a motion by Board Member Fuller, seconded by Board Member Baldwin.

Respectfully submitted,

Rosalind Miller

Planning Board Secretary

