



# CITY OF PLAINFIELD

PLANNING BOARD  
 515 WATCHUNG AVENUE, ROOM 202  
 PLAINFIELD, NJ 07061



**ADRIAN O. MAPP**  
 MAYOR

**Ron Scott Bey, Chairman**  
**William Toth, Vice Chairman**

**MEETING MINUTES**  
**THURSDAY FEBRUARY 19, 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 7:37 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 15 reorg	Feb 5	Feb 19	Mar 5	Mar 19	Apr 2	Apr 16	May 7	May 21	Jun 4	Jun 18	Term Of Office
Ron Scott Bey, Chairman	P	P	P									12/31/2016 (4 years)
William Toth, Vice Chairman	P	P	P									12/31/2015 (4 years)
Mayor Adrian O. Mapp	P	P	-									12/31/2017 (Term of Mayor)
John Stewart (Designee)												
Councilman Cory Storch	P	P	-									12/31/2015 (1 year)
(succeed James Abney)	V	V	V									12/31/2015 (1 year)
Horace Baldwin	P	P	P									12/31/2017 (4 years)
Gordon Fuller	V	P	P									12/31/2018 (4 years)
Ken Robertson	P	P	P									12/31/2016 (4 years)
Emmett Swan	P	P	-									12/31/2017 (4 years)
Sean C. McKenna, Alternate No.1	P	P	P									12/31/2015 (2 years)
Alternate No.2 (succeed Sandra Chambers)	V	V	V									12/31/2016 (2 years)
TOTAL ATTENDANCE	8	9	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, he closed the public portion on non-agenda items of the hearing.
- V. MINUTES** – On a motion Board Member Robertson, seconded by Board Member Baldwin, the board accepted the meeting minutes of August 7, 2014 as presented by voice vote from eligible members.
- VI. RESOLUTION(S) (Memorialization)** - none
- VII. DEVELOPMENT APPLICATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-14-21	Crown Real Estate Holdings, Inc.	347-435 East Third Street / 218-226 Richmond Street	307	31.01 and 29.01	MU Mixed Use

- Chairman Scott Bey announced that the applicant requested an adjournment to March 5, 2015 meeting. Board Attorney Donato advised the board that notices were reviewed and in order. The Board carried this application to March 5, 2015, Board Attorney Donato announced that there will be no further notices required.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
	South Avenue Gateway Redevelopment Plan	South Avenue	625 and 625.01	18-26; 60 & 61 Lot 1	Redevelopment Plan

**VIII. OLD BUSINESS**

1. Discussion on the final South Avenue Gate Way Redevelopment Plan – Jeff Janota, of H2M Engineers, Parsippany New Jersey made a presentation regarding the board's recommendations to the area in need of redevelopment.

- The Board, Board Attorney Donato, City Planner Nierstedt addressed Mr. Janota's memorandum dated February 5, 2015 a summary of preliminary changes and comments of the board. Mr. Janota said he made corrections to the acre from 6.54 to 4.7 and added the vacating of Old South Avenue; other discussions include for site plan approval are density, number of parking lot spaces, unit size, storage space for the units, open space, front and rear yard setbacks, buffering, height requirements, LEED requirements, recycling, and other comments that require site plan approval.
- After there being no further discussion from the board, Chairman Scott Bey opened the meeting for public questions and/or comments. Hearing none, he closed the public portion of the meeting. He then entertained a motion to accept the redevelopment plan with revisions. On a motion by Board Member Baldwin and seconded by Board Member McKenna, the board voted as follows recommending council adoption of the South Avenue Gateway Redevelopment Plan as written.

Scott Bey	Toth	Baldwin	Fuller	Robertson	McKenna
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Six in favor. None opposed. No abstentions.

**IX. NEW BUSINESS**

1. Chairman Scott Bey announced that the Joint meeting has been scheduled for Saturday March 7, 2015 from 10:00 A.M. to 12 Noon at the City Hall Library, 515 Watchung Avenue (parking in the city hall parking lot)
2. Discussion on CIP process for 2015 – CIP subcommittee Board Members McKenna, Fuller and Robertson are scheduled to meet on February 27, 2015 at 2:00 P.M.

**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

PB meeting minutes.2-19-2015