



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 MARCH 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 7:40 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	S	P							12/31/2016 (4 years)
William Toth, Vice Chairman	P	P	P	N	P							12/31/2015 (4 years)
Mayor Adrian O. Map John Stewart (Designee)	P	P	-	O	-							12/31/2017 (Term of Mayor)
Councilman Cory Storch	P	P	-	W	P							12/31/2015 (1 year)
(succeed James Abney)	V	V	V	-	V							12/31/2015 (1 year)
Horace Baldwin	P	P	P	S	8:45 p							12/31/2017 (4 years)
Gordon Fuller	V	P	P	T	P							12/31/2018 (4 years)
Ken Robertson	P	P	P	O	P							12/31/2016 (4 years)
Emmett Swan	P	P	-	R	P							12/31/2017 (4 years)
Sean C. McKenna, Alternate No.1	P	P	P	M	P							12/31/2015 (2 years)
Siddeeq W. El-Amin, Alternate No.2 (succeed Sandra Chambers)	V	V	V	-	P							12/31/2016 (2 years)
TOTAL ATTENDANCE	8	9	6	-	8							

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 Fuller and seconded by Board Member Robertson, the board accepted the meeting minutes of September 4, 2014 and September 18, 2014; October 2, 2014 and October 16, 2014; as presented by voice vote from eligible members. One abstention (Board Member Storch)

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

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-14-09	Step One Academy, LLC	225-227 E. 5 th St. 229-239 E. 5 th St. 242-246 Court Pl.	603	3 1.01 17	TODD/TD Transit District

- Chairman Scott Bey asked if the board had any questions and/or comment in regards to the resolution for memorialization. Hearing none, he entertained a motion. On a motion by Board Member Robertson and seconded by Board Member McKenna, the board voted as follows granting preliminary and final site plan approval to expand a childcare center from 5 classrooms/79 children to 10 classrooms/162 children with conditions.

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

VII. **DEVELOPMENT APPLICATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-13-25	Shun Cheng, LLC	326-332 West Front Street / 4-6 Grove Street (corner lot)	248	5	TODD/CBD Central Business District

- John Sullivan, Esq., of Vastola, Fackelman & Sullivan, 495 Union Avenue, Middlesex New Jersey represented on behalf of the applicant. Board Attorney final site plan approval purpose to assure that the preliminary has been satisfied and that no notice is required. The board, Board Attorney Donato, City Planner Nierstedt and the applicant's attorney Mr. Sullivan addressed the conditions in the City Planner's report dated February 25, 2015 in regards to the color combinations for the façade of the building, revised floor plans, provide light wells, indicate size of the refuse/recycling containers, indicate enhancement to the front entrance and submission of a sign permit.
- George Sincox, Registered Architect, of Sincox Associates & Architects, Westfield New Jersey as previously testified on behalf of the applicant. Mr. Sincox presented exhibit A1 of a rendering indicating the restoration of the brick façade and redesign of the layout. He indicated that they are providing light wells and ventilations. He reported that he has spoken with the Plainfield Municipal Utility Authority and received correspondence in regards to the size of the refuse/recycling containers, provided a more enhancement for the front entrance with lighting and additional lighting along Grove Street indicated on the Engineer's drawing sheet C2.
- The board made recommendations to revise the site plans to incorporate the following, replace board on board wood fence with a solid metal gate and provide information in response to all city official reports.

- There being no public comment, Chairman Scott Bey asked for a motion. On a motion by Board Member McKenna and seconded by Board Member Swan, the board voted as follows granting final site plan approvals subject to compliance with all City official reports.

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Scott Bey	Toth	Storch	Fuller	Robertson	Swan	McKenna
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Seven in favor. None opposed. No abstentions.

2)

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 (corner lot)	307	31.01 and 29.01	MU Mixed Use

- Board Attorney Donato advised the board that she has reviewed the notices and publication is in order and that the board has jurisdiction.
- Elnardo Webster, Esq., of Inglesino, Webster, Wyciskala & Taylor, LLC, 600 Parsippany Road, Parsippany, New Jersey 07054 represented on behalf of the applicant. Mr. Webster explained that the applicant is requesting variances, relief from bulk requirements, relief from design requirements, relief from the Land Use Ordinance supplementary zoning regulations and preliminary and final site plan approval to construct a four-story residential apartment building containing 150 units and 156 parking spaces on site. He said that he is receipt of the City Planners report dated 2/27/15; Board Engineer's report dated 1/28/15; Fire Division report dated 2/23/15; Police Division report dated 2/13/15 and the Plainfield Municipal Utility Authority report dated 2/20/15. He also, said that he met with the city officials on 2/23/15. He submitted amended plans that resulted from the meeting on 2/23/15 with city officials. In addition, Mr. Weber submitted Exhibit A1 consisting of an architectural drawing, aerial map, floor Plans A100 thru A105, A201, A402; Exhibit A2 a rendering and Exhibit A3 Preliminary and Final Site Plan dated 3/12/15.
- City Planner Nierstedt explained that the amended plans may not have been reviewed by the city officials that were at the meeting on 2/23/15, therefore may not be accurate. He reported that there is one waiver in regards to the contour lines. On a motion by Board Member Robertson and seconded by Board Member McKenna, the board accepted the waiver request by anonymous vote.
- Edward Dec, Licensed Professional Engineer, of Guarriello & Dec, 131 North Michigan Avenue, Kenilworth, New Jersey 07033 was sworn in to provide testimony on behalf of the application.
- David Zimmerman, Professional Planner, of Morristown, New Jersey was sworn in to provide testimony on behalf of the application.
- Noel Musial, Registered Architect, of 191 Mill Lane, Mountainside, New Jersey 07092 was sworn in to provide testimony on behalf of the application. Mr. Musial talked about the reconfiguration of the parking lot showing the storage units, 113 parking spaces, location of the transformer/gas, electrical, sprinkler service water meter rooms, ground level plan showing 2-bedroom units, added a gymnasium room, provided a laundry room of 20 washer/dryers, storage areas provided, entrance from East Third Street under the building with parking to the rear, location of the trash/recycling area, second level indicates 2-bedroom units, community space shown, common deck area and another floor showing community space.
- The board expressed concern that another floor showing a 5-story building. Board Attorney Donato advised the board that the City Planner's report noted a 4-story building and in addition the public notice that were reviewed indicated a 4-story building. City Planner Nierstedt said that a 5-story building is permitted no story height has not changed.

- Public Comment - Tom Kaerchar, of 1115 Prospect Avenue expressed concern for lack of parking, parking on the street, undersized apartments, 20 washer/dryers for 150 apartments is a concern.
- Charles Jones, of 214-216 Richmond Street expressed concern about the location, traffic and transportation. He applauds the project because of the development occurring around the train stations. He said a quality development should increase the property value of the surrounding properties.
- The board expressed concern about the project being a 5-story or a 6-story building, current reports from all city officials on the current plans. The board carried this application to the April 16, 2015.

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 - none

X. ADJOURNMENT

- There being no further business, the meeting was adjourned at 10:02 p.m. on a motion by Board Member Fuller, seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller
 Planning Board Secretary

PB meeting minutes.3-19-2015