



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 MARCH 3, 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 7:37 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															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	P																					12/31/2016 (4 years)
Horace Baldwin, Vice Chairman	P	-	P	P																					12/31/2017 (4 years)
Mayor Adrian O. Map John Stewart (Designee)	P	-	A	A																				12/31/2017 (Term of Mayor)	
Councilwoman Gloria Taylor	V	-	A	P																				12/31/2016 (1 year)	
Anthony Howard (succeeded Ronald Johnson)	P	-	P	P																				12/31/2016 (1 year)	
Gordon Fuller	P	-	P	P																				12/31/2018 (4 years)	
Sean C. McKenna (succeeded Emmett Swan-resigned)	P	-	P	P																				12/31/2017 (4 years)	
Ken Robertson	P	-	E	P																				12/31/2016 (4 years)	
William Toth	V	-	P	P																				12/31/2019 (4 years)	
Mariza Hall, Alternate No.1	P	-	A	A																				12/31/2017 (2 years)	
Siddeeq W. El-Amin, Alternate No.2 (succeeded Sandra Chambers)	P	-	P	P																				12/31/2016 (2 years)	

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

OTHERS IN ATTENDANCE

Name	Affiliation
Peter Vignuolo, Esq.	Acting Planning Board Attorney
Bill Nierstedt	Planning Director
Rosalind Miller	Board Secretary

IV. EXECUTIVE SESSION – Hiring of a Planning Board Attorney – The Board went into executive session. After executive session, Chairman Scott Bey asked for nominations for the Planning Board Attorney position. On a motion by Board Member McKenna and seconded by Board Member Toth, the board resolved that Janine G. Bauer, of Szaferman, Lakind, Blumstein & Blader, P.C. Attorneys at Law, Lawrenceville New Jersey has been appointed Planning Board Attorney from March 17, 2016 through December 31, 2016 with fees not to exceed the amount provided in the budget of the board unless authorized by resolution of the board.

Roll Call Vote

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

V. 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.

VI. MINUTES – none

VII. RESOLUTION(S) (Memorialization)

1) Capital Improvement Program (CIP) 2016-2021. On a motion by Board Member Fuller and seconded by Board Member McKenna, the board voted as follows recommending City Council adoption of a six-year CIP for fiscal years 2016-2021 as written.

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

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2016-04	Redevelopment Plan for 197 city owned, foreclose, bankrupt properties	662-758 South Second Street / 127-141 Grant Avenue	112	9.01	197 Redevelopment Plan

➤ On a motion by Board Member McKenna and seconded by Vice Chairman Baldwin recommending that City Council adopt a fourth amendment to the redevelopment plan for 197 city owned, in foreclosure and bankrupt properties as written.

➤

Scott Bey	Baldwin	Fuller	Howard	McKenna	Taylor	Toth	El-Amin
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Eight in favor. One opposed (Board Member Robertson). None abstained

VIII. DEVELOPMENT APPLICATION(S)

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

- Board Attorney Vignuolo advised the board that he received the affidavit of publication, but the applicant did not meet the ten day notice requirement, therefore the board does not have jurisdiction to hear this application. The Board carried this application to March 17, 2016. It has been announced that no new notices is required.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2014-02	SRJN, LLC	1140-1142 South Avenue	623	5	NC Neighborhood Commercial

- The Board addressed both the City Planner's report dated January 7, 2016 and the Board Engineer's report dated February 29, 2016. The board granted waivers 1, 3, and 5 of the City Planner's report on a motion by Board Member McKenna and seconded by Board Member Toth.
- Daniel Bernstein, Esq., of 2253 South Avenue, Scotch Plains New Jersey represented on behalf of the applicant. Mr. Bernstein explained that the applicant is seeking preliminary and final site plan approval to construct a two-story addition to an existing one-story building.
- William Hollows, Licensed Professional Engineer, of 192 Central Avenue, Sterling New Jersey was sworn in to provide testimony on behalf of the application. Mr. Hollows briefly stated his qualifications. He is a graduate from NJIT, a licensed engineer in the State of New Jersey for over forty years and has testified before Planning and Zoning Board. The board accepted Mr. Hollows as a Licensed Professional Engineer.
- Se Hwan Kim and Hojoon Chung, Registered Architects, of 35 Stone Wind Drive, Edison New Jersey and both were sworn in to provide testimony on behalf of the application.
- Jigar Patel, Property Owner, of 1140-1142 South Avenue, Plainfield New Jersey was sworn in to provide testimony on behalf of the application. Mr. Patel addressed the hours of operation are from Monday through Saturday, 10:00 a.m. to 10:00 p.m.; Sunday 1:00 p.m. 8:00 p.m.; total of three (3) employees; deliveries 4 times a week; 1 truck (U-Haul box truck size) and fifteen minutes to unload.
- Board Members asked about the location of unloading/loading and trash/recycling areas and the reason for expanding the existing liquor store. Mr. Patel responded that the loading takes place on the property taking up some parking spaces, but is done in fifteen minutes. He said the trash area will stay in the back of the store. Mr. Patel said that he is expanding because the company does only by wholesale and he now has to buy in bulk is the reason to expand. He needs more storage.
- Mr. Hollows submitted Exhibits A1 indicating existing conditions, currently two-way traffic ingress/egress on South and Leland Avenues, parking for up to 12 parking spaces. He submitted Exhibits A2 indicating the proposed conditions depicting 21 parking stalls, ingress/egress to South and Leland Avenues, landscaping, one (1) handicap space.
- Mr. Chung addressed the floor plan and explained that the first floor is an existing one-story building, and the applicant is proposing a three-story addition to include six

(6) two-bedroom residential apartments, 21 surface parking spaces, lighting, dumpster area and a roof top garden. After there being no further testimony from the professionals, Chairman opened the meeting for public questions and/or comments. Hearing none, the public portion of the meeting was closed.

- The board made recommendations that the applicant revise the plans to indicate a traffic one-way in and one way out, consider meeting the minimum square footage of the residential units, laundry room, HVAC units, indicate material use, storage are provided for each residential unit, indicate loading/unloading area, relocate the one (1) handicap space closest to the residential units and require city official reports specifically in regards to the front yard setback is a concern noted for fire safety. The board recommended a technical review meeting to eliminate some of the board's concerns. The Board carried this application to the April 7, 2016 with no further notice required.

IX. OLD BUSINESS – Chairman Scott Bey noted that the 2015 adopted By-Laws has been distributed to all the Board Members.

Subcommittee – Chairman Scott Bey made the following subcommittee for Capital Improvement Program-Board Members McKenna, Fuller and Robertson. The Land Use committee Vice Chairman Baldwin and Reexamination/Master Plan committee Board Member El-Amin. The Chairman will discuss with each subcommittee the procedural process.

-Joint Board meeting scheduled this Saturday March 5, 2016 from 10:00 to 12:00 noon at the City Hall Library, 515 Watchung Avenue (parking lot in the rear of City Hall)

X. NEW BUSINESS – The board expressed concern about satellites dishes in the city. City Planner Nierstedt asked that the board will need to revisit the LUO regarding the language of satellites dishes.

XI. ADJOURNMENT

- There being no further business, the meeting was adjourned at 9:45 p.m. on a motion by Vice Chairman Baldwin and seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.3-3-2016