



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 APRIL 16, 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 7:41 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	P	P					12/31/2016 (4 years)
William Toth, Vice Chairman	P	P	P	N	P	P	P					12/31/2015 (4 years)
Mayor Adrian O. Map John Stewart (Designee)	P	P	-	O	-	-	P					12/31/2017 (Term of Mayor)
Councilman Cory Storch	P	P	-	W	P	P	7:47 p					12/31/2015 (1 year)
Ronald Johnson, Jr. (succeed James Abney)	V	V	V	-	V	V	P					12/31/2015 (1 year)
Horace Baldwin	P	P	P	S	8:45 p	P	P					12/31/2017 (4 years)
Gordon Fuller	V	P	P	T	P	P	P					12/31/2018 (4 years)
Ken Robertson	P	P	P	O	P	P	P					12/31/2016 (4 years)
Emmett Swan	P	P	-	R	P	P	-					12/31/2017 (4 years)
Sean C. McKenna, Alternate No.1	P	P	P	M	P	P	P					12/31/2015 (2 years)
Siddeeq W. El-Amin, Alternate No.2 (succeed Sandra Chambers)	V	V	V	-	P	P	P					12/31/2016 (2 years)
TOTAL ATTENDANCE	8	9	6	-	8	9	10					

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 McKenna and seconded by Mayor's Designee Stewart, the board accepted the reorganization meeting minutes of January 15, 2015 as presented by voice vote from eligible members.

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 there were any questions/statements in regards to the resolution. Hearing none, he entertained a motion. On a motion by Board Member McKenna and seconded by Vice Chairman Toth, the board voted as follows granting preliminary site plan approval for three ground floor retail units, and five apartments on the upper floors as stipulated.

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

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-14-10	Progressive Auto , Inc.	1652 South Second Street	137	5	Light Industrial Zone District

➤ Chairman Scott Bey asked if there were any questions/statements in regards to the resolution. Hearing none, he entertained a motion. On a motion by Vice Chairman Toth and seconded by Board Member Robertson, the board voted as follows granting preliminary and final site plan approval to convert 7,300 square feet of vacant space in an existing warehouse building to an automobile repair facility as stipulated.

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Scott Bey	Toth	Stewart	Storch	Baldwin	Robertson	Swan	McKenna
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Eight in favor. None opposed. No abstentions.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-14-36	Al Baseerah International Institute	1345-1349 South Avenue	624	9	NC Neighborhood Commercial Zone District

- Chairman Scott Bey asked if there were any questions/statements in regards to the resolution. Hearing none, he entertained a motion. On a motion by Board Member McKenna and seconded by Board Member Robertson, the board voted as follows granting preliminary and final site plan approval to convert a one-story commercial building to a house of worship as stipulated.



Scott Bey	Toth	Stewart	Storch	Baldwin	Robertson	Swan	McKenna
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Eight in favor. None opposed. No abstentions.

VII. DEVELOPMENT APPLICATION(S)

1) Concept Plan Review

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-15-09	Seven Stars Transport Corporation	322 Manson Place	128	5	R-4 Moderate Density Residential Zone

- The applicant is seeking a concept plan review for a minor subdivision of a lot with an existing single family dwelling and proposing to construct a single family dwelling on the newly subdivided lot. After the board hearing the concept plan, the board made a recommendation, non-binding, in that the applicant should submit a formal board application proposal for a minor subdivision, create two single family dwellings on nonconforming undersized lots, and indicate location of garages for the single family homes. There being no further discussion, Chairman Scott Bey opened the meeting for public questions and/or comments. Hearing none, the public portion of this hearing was closed.

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	307	31.01 and 29.01	MU Mixed Use

- Board Attorney Donato advised the board that the notices have been reviewed and that the board has jurisdiction.
- City Planner Nierstedt has met with the applicant and the applicant's professionals and advised the board of revised site plans dated 4/2/15 proposing a 5-story building, 150 apartments units, including 109 1-bedroom units, 41 2-bedroom units, on-site parking spaces and no issue in regards to density.
- Elnardo Webster, Esq., of Inglesino, Webster, Wyciskala & Taylor, LLC, 600 Parsippany Road, Parsippany, New Jersey 07054 represented on behalf of the applicant.
- Noel Musial, Registered Architect, of 191 Mill Lane, Mountainside, New Jersey 07092 was sworn in to provide testimony on behalf of the application.
- David Zimmerman, Professional Planner, 21 West end Avenue, Morristown, New Jersey was sworn in to provide testimony on behalf of the application.
- 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. Mr. Dec addressed the revised site plans dated 4/2/15 indicating a 5-story building, 150 apartments units, including 109 1-bedroom units, 41 2-bedroom units, on-site parking spaces, existing utilities, on sheet 3 depicts a schematic lay-out of the building. He indicated that the existing industrial building will be removed and replaced with the 5-story building. On another sheet he showed a diagram of the parking area, handicap accessibility stall, walkway, location of the building, a variance for front yard setback, main entrance located from Richmond Street and increase of the width for utility vehicle

access, rear site show grade level on-site parking area/stalls, buffering area, landscaping, street trees, proposing a 6 feet height fence in the rear and adjoining properties. He said the plans show the trash compactor room located on ground level, the recycling/garbage located in the rear and drainage run-off area.

- Board questions regarding open space, parking requirements, security cameras proposed-yes-drainage for garage level, concern-amount of run-off is not significant to cause any flooding-fence type white vinyl subject to change, signage for "emergency entrance" for emergency vehicles only and turning template radius of the emergency vehicles.
- Mr. Musial explained renderings of Exhibits A1 thru A6 rendering showing site location, main entrance location of mail boxes, various types of balconies in the rear, materials hardi-plank siding materials, a rendering showing community space located on the third floor, the fourth floor an outdoor open space. He talked about electric meter room/transformer located in the lower level, the building will be entirely with a sprinkler subject to the fire department, providing 50 storage units, proposed elevator, exercise room, laundry room, bicycles racks stacked on the wall, square footage of balcony space and apartment sizes for the 1 and 2 bedroom units and balconies will not be provided for the lower level units.
- After the board hearing no further testimony from the applicant's professionals, the board expressed some concerns in regards to the open space and/or outdoor space, storage units, transformer, buffering/screening and other city official concerns. The board expressed that the number of units should be reduced, seeking good development, meet zoning requirements, reduce the number of variances, short on amenities, and better parking. The board carried this application to the next regularly scheduled meeting on May 7, 2015.

VIII. OLD BUSINESS - none

IX. NEW BUSINESS - none

X. ADJOURNMENT

- There being no further business, the meeting was adjourned at 10:47 p.m. on a motion by Board Member Storch, seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.4-16-2015

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