



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 2, 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						12/31/2016 (4 years)
William Toth, Vice Chairman	P	P	P	N	P	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	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	P						12/31/2017 (4 years)
Gordon Fuller	V	P	P	T	P	P						12/31/2018 (4 years)
Ken Robertson	P	P	P	O	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						12/31/2015 (2 years)
Siddeeq W. El-Amin, Alternate No.2 (succeed Sandra Chambers)	V	V	V	-	P	P						12/31/2016 (2 years)
TOTAL ATTENDANCE	8	9	6	-	8	9						

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 Baldwin and seconded by Board Member McKenna, the board accepted the meeting minutes of November 6, 2014, December 4, 2014 and December 18, 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-13-14	East Second Street Associates, LLC	122-128 East Second Street / 127-135 North Avenue	315	3 and 9	North Avenue Redevelopment Plan

➤ City Planner Nierstedt reported that the applicant is requested adjournment to the next available board meeting. Board Attorney Donato advised the board that she has received and reviewed the notices and found them to be in order if the board decides to carry, no further notice is required. The Board carried this application to April 16, 2015 board meeting.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-14-37	Summit Assets, LLC	190-198 Terrill Road	451	14	NC Neighborhood Commercial Zone District

➤ City Planner Nierstedt read for the record a letter dated April 2, 2015 withdrawing this application. No further action was taken.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-14-35	700 Park, LLC	101-103 West Seventh Street / 700-712 Park Avenue (corner lot)	713	4	TODD/CBD Transit Oriented Development Downtown / Central Business District

- Jay Bohn, Esq., Schiller & Pittenger, of 1771 Front Street, Scotch Plains, New Jersey 07076 represented on behalf of the application. Mr. Bohn explained that the applicant is requesting preliminary and final site plan approval to convert a three-story office building to a mixed use commercial/residential building of commercial space on the first floor and 14 residential apartments on the second and third floors.
- Property Owners Daniel Rivera, of 164 Mundy Avenue, Edison New Jersey and Mario Camino, 652 West 8th Street, Plainfield New Jersey both was sworn in to provide testimony on behalf of the application.
- Gary Vecchio, Professional Licensed Engineer, of 124 Gaither Drive, Mt Laurel, New Jersey was sworn in to provide testimony on behalf of the application.
- Reginald Thomas, Registered Architect, of 16 Mt. Bethel Road, Warren, New Jersey was sworn in to provide testimony on behalf of the application.
- Mr. Camino made a power point presentation indicating changes to convert a three-story office building into six commercial units on the first floor and seven apartments on the second and third floors with on-site parking spaces for retail commercial spaces. He reported that the parking bureau division will provide parking permits for the apartments. He talked about the exterior renovations will include large windows, French type balconies and awnings. He talked about the interior will include lobby area, elevator to

all the floor levels with key access given to each tenant and there will be a total of eight two-bedroom units and two one-bedroom units and four-studio units. He said about the amenities will be modern type with granite countertops, hardwood floors, individual wall grill in each apartment unit to fit air conditioning units. He talked about safety of the building will include police booth, a virtual receptionist/doorman area and buzzer/intercom system. Mr. Camino talked about various uses on the first floor may include professional offices, convenience store, restaurants, etc.

- Board members asked if the exterior of the building and if fire code will allow the windows and the French balconies that seem to be constructed on the lot line and if an easement should be sought, handicap accessibility, show location of the trash/recycling area, lighting plan, building façade, no satellite dish, street trees and signage for the commercial uses require application for development permit.
- Mr. Thomas responded to questions in regards to the placement of the air conditioning units- proposal to include each unit under a window and not hanging out of the window, square footage of the 1 and 2 bedroom units and the studio units.
- The Board, Board Attorney Donato and City Planner Nierstedt addressed both the City Planner's report dated March 25, 2015 and the Board Engineer's report dated March 26, 2015 and other City official reports related to the application,
- The board made recommendations that all issues are to be satisfied subject to all city official reports and revise site plans accordingly. After there being no further testimony from the professionals, the meeting opened up for public questions and/or statements.
- Mark Williams, of 7 Hurley Avenue, North Plainfield, New Jersey made a representation as the President of the First Unitarian Church, board of trustee located at 724 Park Avenue, Plainfield NJ. Mr. Williams made comment on the shared driveway which provides access to the applicant's driveway, concerns about parking spaces, during snow removal, loading/unloading concerns could block driveway from church members accessing the driveway to their parking lot, type of landscaping so as not to obstruct site or safety and asked for additional lighting for public safety concerns. He expressed that he is favorable to improvements because the building was vacant for years.
- After there being no further public questions and/or statements, Chairman Scott Bey closed the public portion of the hearing. He then entertained a motion to approve or deny.
- On a motion by Board Member Robertson and seconded by Board Member Baldwin, the board voted as follows granting preliminary site plan approval to convert a three-story office building to a mixed use commercial/residential building consisting of 6,693 square feet of first floor commercial space and 14 residential apartments with conditions.

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

VIII. OLD BUSINESS - none

IX. NEW BUSINESS

- 1) After some discussion, the Board memorialized a Resolution of the Plainfield Planning Board adopting re-examination report. On a motion by Board Member McKenna and seconded by Board Member Fuller, the board adopted and memorialized a Resolution adopting the re-examination report as written.



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

- 2) After some discussion, the Board memorialized a Resolution of the Re-examination report of the Master Plan of 2015 by the Planning Board of the city pursuant to N.J.S.A.40:55D-89.adopting re-examination report. On a motion by Board Member Robertson and seconded by Vice Chairman Toth, the board memorialized a Resolution the re-examination report as written.



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

X. ADJOURNMENT

- There being no further business, the meeting was adjourned at 11:03 p.m. on a motion by Board Member Storch, seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.4-2-2015