



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 APRIL 7, 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 7:47 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 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	Term Of Office
Ron Scott Bey, Chairman	P	-	P	P	P	P																		12/31/2016 (4 years)
Horace Baldwin, Vice Chairman	P	-	P	P	P	P																		12/31/2017 (4 years)
Mayor Adrian O. Map John Stewart (Designee)	P	-	A	A	P	P																		12/31/2017 (Term of Mayor)
Councilwoman Gloria Taylor	V	-	A	P	P	P																		12/31/2016 (1 year)
Anthony Howard (succeeded Ronald Johnson)	P	-	P	P	P	P																		12/31/2016 (1 year)
Gordon Fuller	P	-	P	P	E	E																		12/31/2018 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	P	-	P	P	P	P																		12/31/2017 (4 years)
Ken Robertson	P	-	E	P	E	P																		12/31/2016 (4 years)
William Toth	V	-	P	P	A	P																		12/31/2019 (4 years)
Maritza Hall, Alternate No.1	P	-	A	A	A	E																		12/31/2017 (2 years)
Siddeeq W. El-Amin, Alternate No.2 (succeeded Sandra Chambers)	P	-	P	P	P	P																		12/31/2016 (2 years)

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

OTHERS IN ATTENDANCE

Name	Affiliation
Janine Bauer, Esq.	Planning 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. Property Owner Daphne Williams, of 701 Leland Avenue Plainfield New Jersey asked about converting her garage to living space. City Planner Nierstedt responded that Ms. Williams has four options and that she may contact him in the office at which time he will explain to her those options. After there being no further comments, the public portion on non-agenda items was closed.

V. MINUTES – On a motion by Mayor’s Designee Stewart and seconded by Board Member McKenna, the board accepted the reorganization meeting minutes dated January 21, 2016 as presented by voice vote from eligible members has been adopted. On a motion by Mayor’s Designee Stewart and seconded by Board Member McKenna, the board accepted the February 18, 2016 meeting minutes as presented by voice vote from eligible members has been adopted.

VI. RESOLUTION(S) (Memorialization)

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2016-04	South Second Street Redevelopment, LLC	662-758 South Second Street / 127-141 Grant Avenue (corner lot)	112	9.01	MU Mixed Use Zone

- Board Attorney Janine Bauer advised the board that two (2) board members (Board Members Robertson and Toth) have signed certification that they listened to the recording of March 17, 2106 and are eligible to vote on this application.
- Kyana Woolridge, Esq. of The Woolridge Law Firm, 515 Valley Street, Maplewood New Jersey represented the applicant. Ms. Woolridge reported that the applicant has reviewed and responded to all city official reports.
- John McDonough, PP, AICP, of Westfield New Jersey testified on behalf of the application. Mr. McDonough talked about the variance relief for the eight (8) foot ornamental aluminum height fence on the non-residential side, C2 balancing provision of the statute, revitalization, aesthetics, efficient use of the land, public safety, the four (4) design waivers include lighting controls less illumination, decorative masonry reasonable avoid the long metal wall, flat roof building the applicant is providing dormers to the residential components, balconies proposed and provision for adequate outdoor amenities.
- The Board and City Planner Nierstedt asked about the size of the balconies that are being proposed, type of fencing in the rear of the property which the plans indicate a chain link type fence, truck movement for the commercial/ residential area, if there will be any develop in an open type area indicated on the site plan, indication of breaking up the side depicting the long metal wall and if there is a time frame and/or phases if moving forward with the project.

- Stephen Wilder, Registered Architect, of 353 West 117th Street, Suite 2E, New York was sworn in previously and remains under oath. Mr. Wilder reported that the size of the balconies has been increased. He addressed the open space indicating courtyard for the residents of the building. He replied to the breaking up the long metal wall with plantings subject to the City Planner's recommendation.
- John C. Ferrante, Licensed Professional Engineer, of 87 Ibernia Avenue, Rockaway New Jersey was sworn in previously and so remains under oath. Mr. Ferrante responded in regards to the fence. He said that the ornamental fence will be along the side yards, the rear yard will be a chain link fence which the applicant is proposing an anti-climb type fence along the railroad, also to be eight foot. He said that there will be no fence proposed for the two front yards of the residential sides.
- Patrick Terborg, Principal was sworn in to provide testimony in regards to the start of the project. Mr. Terborg said that there will be two phases and that phase 1 will start Around December 2016 and phase 2 by spring of 2017.
- Mr. Ferrante responded to questions in regards to truck movement and trash removal areas. He reported that the Fire and PMUA reports on emergency vehicles area. He indicated a location on site plan SP* for emergency vehicles including truck movement for fire trucks, PMUA trash removal and large moving trucks areas.
- After there being no further testimony from the professionals, the meeting was opened for public questions and/or comments.
- Bernice Paglia, of 124 East Seventh Street asked about how the applicant came up with the project name "The Muse". A representative on behalf of the applicant replied that the name "The Muse" meaning one who inspire to do their best work to transform.
- The city's Deputy City Administrator of Economic Development Carlos Sanchez made comment that he is in support of the application since last year. He said that the city actually involved the community regarding improvement to this area and that this project will change and improve that block for the residence of the city. He commended the board and the Planning Division in expediting this project.
- After hearing no further questions from the public, the public portion of the hearing was closed.
- After the board reviewed the resolution of memorialization, Chairman Scott Bey entertained a motion. On a motion by Mayor's Designee Stewart and seconded by Board Member Howard, the board voted as follows granting preliminary and final site plan approval granting minor subdivision, variances, design waivers as written.

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

IX. OLD BUSINESS – none

- X. NEW BUSINESS – Board Engineer –** the board reviewed a resolution to accept Pennoni Engineering as the Board Engineer. On a motion by Vice Chairman Baldwin and seconded by Board Member McKenna, the board accepted Pennoni Engineering to serve as the board engineer from April 7, 2016 thru December 31, 2016.

XI. ADJOURNMENT

- There being no further business, the meeting was adjourned at 9:04 p.m. on a motion by Board Member Robertson and seconded by Board Member Baldwin.

Respectfully submitted,

Rosalind Miller
 Planning Board Secretary