



# 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 MAY 21, 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 7:42 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	--	P	P	P	P	P			12/31/2016 (4 years)
William Toth, Vice Chairman	P	P	P	--	P	P	P	P	-			12/31/2015 (4 years)
Mayor Adrian O. Map John Stewart (Designee)	P	P	-	--	-	-	P	-	-			12/31/2017 (Term of Mayor)
Councilman Cory Storch	P	P	-	--	P	P	7:47 p	-	-			12/31/2015 (1 year)
Ronald Johnson, Jr. (succeed James Abney)	V	V	V	--	V	V	P	-	P			12/31/2015 (1 year)
Horace Baldwin	P	P	P	--	8:45 p	P	P	-	P			12/31/2017 (4 years)
Gordon Fuller	V	P	P	--	P	P	P	P	-			12/31/2018 (4 years)
Ken Robertson	P	P	P	--	P	P	P	P	P			12/31/2016 (4 years )
Emmett Swan	P	P	-	--	P	P	-	-	-			12/31/2017 (4 years)
Sean C. McKenna, Alternate No.1	P	P	P	--	P	P	P	-	P			12/31/2015 (2 years)
Siddeeq W. El-Amin, Alternate No.2 (succeed Sandra Chambers)	V	V	V	--	P	P	P	P	P			12/31/2016 (2 years)
TOTAL ATTENDANCE	8	9	6	--	9	9	10	5	6			

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, the public portion on non-agenda items of the hearing was closed.

**V. MINUTES** – none

**VI. RESOLUTION(S) (Memorialization)** - none

**VII. DEVELOPMENT APPLICATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-15-15	Stone Square Lodge No.38 c/o Solomon Johnson Jr.	Various Locations in the Public Right-Of-Way (ROW)	ROW	ROW	N/A

- Solomon Johnson Jr, a representative and member, of the Stone Square Lodge #38 located at 722 St. Mary’s Avenue, Plainfield, New Jersey made a presentation for a request to post four (4) signs in the public ROW. Mr. Johnson reported that the Lodge has operated since 1887 and that the purpose of the signs is to bring awareness of the Lodge’s existence of its programs. He said that the program includes community cook-outs, Christmas drives, scholarships to the public school system, mentoring program and partnership with the YMCA. He talked about the size of the signs, symbol blue and white in color, indicating meeting every second and fourth Mondays-8:00p.m. sign to be posted on an existing metal post.
- After hearing no further testimony, the board made recommendations to get council approval, work with the Planning Division on sign regulations and to make sure that the signs do not interfere with visibility, public safety and does not create clutter. The meeting was opened for public questions and/or statements. Hearing none, the public portion of the meeting was closed. The board having no further recommendations, Chairman Scott Bey entertained a motion. On a motion by Board Member Robertson and seconded by Board Member McKenna, the board voted as follows granting a request to install four (4) signs in the public ROW by Stone Square Lodge #38 subject to the LUO regulations.

Scott Bey	Baldwin	Johnson	Robertson	McKenna	El-Amin
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Six in favor. None opposed. None abstained.

2)

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

- Lawrence Vastola, Esq., of 495 Union Avenue, Middlesex New Jersey represented on behalf of the applicant. Mr. Vastola said that the applicant is seeking preliminary and final site plan approval for a vacant building use for commercial/retail space on the first floor and five (5) residential apartments on the second floor. Parking permits will be bought from the city’s parking bureau division for five (5) parking spaces.
- The Board addressed the City Planner’s report dated March 27, 2015 report regarding the waivers. The board having no issues, the waivers was accepted by general consensus of the board.

- Robert Gazzale, Licensed Engineer, of Fisk Associates, 631 Union Avenue, Middlesex New Jersey was sworn in to provide testimony on behalf of the application. Mr. Gazzale briefly stated his qualifications as a Licensed Engineer. The board accepted Mr. Gazzale as a Professional Licensed Engineer. Mr. Gazzale addressed Sheet 1 of 2 dated May 4 to indicate existing conditions including lighting, proposal of no modification to the existing layout, signage to alert pedestrians, trash location and vehicular maneuvering.
- The board, Board Attorney Donato and City Planner Nierstedt had some discussion in regards to the easement, parking area indicating that it is not large enough for parking spaces, consider areas for loading/unloading and trash/recycling areas. The Board addressed both the City Planner's report dated March 27, 2015 and the Board Engineer's report dated May 21, 2015. Mr. Gazzale reported that drainage and grading plan will need to be submitted to the Board Engineer.
- Roger Winkle, Registered Architect, of 947 Park Avenue Plainfield New Jersey was sworn in to provide testimony on behalf of the application. Mr. Winkle briefly explained his credentials as a registered architect and has been before this board many times. The board accepted Mr. Winkle as a professional registered architect. Mr. Winkle said that the applicant is requesting to convert a vacant two-story building located on Lot 3 of commercial space on the first floor and five (5) residential apartments on the second floor, consist of a second stairwell, amenities laundry area, storage area, HVAC individual units in each apartment, proposed a second entry into the building subject to the building code official. Mr. Winkle submitted exhibit A1 indicating a rendering elevation showing new windows and he talked about cleaning up the existing brick façade. He said no signage currently being proposed.
- Yvette Homer, of East Second Street Associates LLC, 122 East Second Street, Plainfield New Jersey was sworn in to provide testimony on behalf of the application. Ms. Homer said that the intent is to restore this building to its originality as much as possible.
- After there being no further testimony from the professionals, Chairman Scott Bey opened the meeting for public questions and/or comments. Hearing none, he asked if the board had any recommendations. The board made recommendations to revise the drawings indicating access to the laundry facility, comply with signage regulations, provide the purchase of parking permits for the five (5) unit apartments from the city's parking bureau, indicate on the plans two one-bedroom units, two two-bedroom units and the one three-bedroom unit, show elevations noting no air conditioning units hanging out the window, show streetscape plan to unify with the neighborhood, indicate in the rear trash/recycling enclosure and comply with all city official recommendations Engineering, Police, Fire, PMUA, Shade Tree Commission and City Planner reports.
- After there being no further discussions, Chairman Scott Bey entertained a motion. On a motion by Board Member Robertson and seconded by Board Member Baldwin, the board voted as follows granting preliminary and final site plan approval for commercial/retail space on the first floor and five (5) residential apartments on the second floor including the purchase of five (5) parking spaces from the city's parking bureau division.

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Scott Bey	Baldwin	Johnson	Robertson	McKenna	El-Amin
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Six in favor. None opposed. None abstained.

**VIII. OLD BUSINESS - none**

**IX. NEW BUSINESS**

1) Smart Growth Awards- Chairman Scott Bey announced that the June 4<sup>th</sup>, 2015 board meeting has been cancelled due to lack of a quorum because the Smart Growth Awards is held on the same evening.

2) Discussion on CIP process for 2015 – City Planner Nierstedt reported that correspondence was sent to all the Department/Division Heads advising of items to be included in the 5-year goals and objectives.

**X. ADJOURNMENT**

- There being no further business, the meeting was adjourned at 9:07 p.m. on a motion by Board Member Fuller, seconded by Board Member El-Amin.

Respectfully submitted,

Rosalind Miller  
Planning Board Secretary

PB meeting minutes.5-21-2015