



# 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 MAY 5, 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 7:35 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	P	P																12/31/2016 (4 years)
Horace Baldwin, Vice Chairman	P	-	P	P	P	P	P	E																12/31/2017 (4 years)
Mayor Adrian O. Map John Stewart (Designee)	P	-	A	A	P	P	P	P																12/31/2017 (Term of Mayor)
Councilwoman Gloria Taylor	V	-	A	P	P	P	P	E																12/31/2016 (1 year)
Anthony Howard (succeeded Ronald Johnson)	P	-	P	P	P	P	P	P																12/31/2016 (1 year)
Gordon Fuller	P	-	P	P	E	E	E	P																12/31/2018 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	P	-	P	P	P	P	P	P																12/31/2017 (4 years)
Ken Robertson (Resigned 4/30/16)	P	-	E	P	E	P	P	V																12/31/2016 (4 years)
William Toth	V	-	P	P	A	P	P	P																12/31/2019 (4 years)
Maritza Hall, Alternate No.1	P	-	A	A	A	E	E	P																12/31/2017 (2 years)
Siddeeq W. El-Amin, Alternate No.2 (succeeded Sandra Chambers)	P	-	P	P	P	P	E	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. Hearing none, the public portion of the meeting was closed.

**V. MINUTES**

**VI. RESOLUTION(S) (Memorialization)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2016-02	F.Y. Realty, LLC	206-208 West Front Street	249	3	TODD/CBD Zone Central Business District

➤ Chairman Scott Bey asked if there were any questions in regards to the resolution. Hearing none, he entertained a motion. On a motion by Board Member McKenna and seconded by Mayor’s Designee Stewart, the board voted as follows granting preliminary and final site plan approval, variances, waivers, relief from supplementary zoning regulations to convert the upper second and third floors to two (2) residential apartments with conditions.

➤

Scott Bey	Howard	McKenna	Stewart	Toth
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Five in favor. None opposed. None abstained.

2)

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

➤ Chairman Scott Bey asked if there were any questions in regards to the resolution. There was a correction made regarding specific language referencing to parking lot agreement. After there being no further comment, the correction was noted. Chairman Scott Bey entertained a motion. On a motion by Board Member McKenna and seconded by Board Member Toth, the board voted as follows granting preliminary and final site plan approval to convert a vacant building to a house of worship with conditions.

➤

Stewart	McKenna	Toth
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Three in favor. None opposed. None abstained.

**VII. DEVELOPMENT APPLICATION(S)**

1)

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

➤ Chairman Scott Bey read for the record an email dated May 5, 2016 that the applicant is withdrawing the application. He entertained a motion to dismiss without prejudice. On

a motion by Board Member McKenna and seconded by Board Member Fuller, the board voted as follows to dismiss the application for preliminary and final site plan approval to construct a two-story addition to an existing one-story building retail store, and the upper floors will contain six (6) two-bedroom residential apartments without prejudice as written.



Scott Bey	Howard	Fuller	Stewart	McKenna	Toth	Hall	El-Amin
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Eight in favor. None opposed. None abstained.

**VIII. OLD BUSINESS – Subcommittees**

- Master Plan Committee – Board Members El-Amin, Howard and Hall
- Capital Improvement Program Committee – Board Members McKenna, Fuller, Toth
- Chairman Scott Bey made comment about goals and that on the first Thursday of the month will be a business session including, committee reports, reviews of draft redevelopment studies etc. and the second Thursday of the month will be development applications cases.

**X. NEW BUSINESS – Distribution of Draft Area In Need of Redevelopment for 501-637 South Avenue, Block 611, Lot 1 (E. Paul Building) and 639-661 South Avenue, Block 611, Lot (Royal Apex Building)**

- The Board, Board Attorney Janine Bauer and City Planner Bill Nierstedt addressed the Draft In Need of Redevelopment and Area In Need of Rehabilitation Preliminary Investigation Report dated May 5, 2016 prepared by Planning Division's Principal Planner Scott Bauman. City Planner Nierstedt explained that this is a draft and no action will be taken. He addressed the report and noted that this is not one building and that there are five (5) separate buildings with a firewall separating it and he brought attention to areas in the report regarding area location and recommendations. He also, reported that there are other development studies in progress, specifically, North Avenue Redevelopment between Berckman Street to Leland Avenue to be prepared by a firm named Nishuane Group. There are additional studies that will be coming before the board, but not yet scheduled are East Second Street between Garfield Avenue, Johnston Avenue and Sumner Avenue; A study called downtown west between Central Avenue, Madison Avenue, West Front Street and West Second Street and Arlington Avenue and Randolph Road. There is a committee set up for the Muhlenberg site at which time may possibly come before the board in August 2016. There was no further discussion of upcoming development reports.
- Concerns - The board expressed concerns about board approved plans and the applicants that deviate from board approvals. It has been suggested to open up the communication between city offices that should be involved of the board's resolution of compliance and enforcement. The board will send a letter to the appropriate city officials to advise them of the appropriate process. City Planner Nierstedt stated the statute in regards to board approvals are good for three (3) years and allowed two (2) request for extension of time. He mentioned the "perimeter extension act" which allows developers to move forward as long as there is board approval. There was discussion and concern about timeline of a development and that some of the development take years to break ground. It was reported that the marketability and financing take a lot of time for developers after board approval. It has been reported that one (1) of the projects started in 2012. It took three (3) years until financing came and now the applicant is moving forward on the project.
- Capital Improvement Program (CIP) – It has been reported that the CIP subcommittee met with the Administrative and Finance Department at which time made a recommendations that the board look into 1.5 million for roadways and

parking lots and 2 million for other CIP projects. The Board thanked board members McKenna, Fuller and Scott Bey for getting this goal started.

- After there being no further discussion, Chairman Scott Bey opened the meeting for public questions, statements and/or comments.
- A resident of Plainfield Curtis Weber asked about partaking in ongoing projects and abandoned properties. After hearing no further statements from the public, the public portion of the hearing was closed.
  
- EXECUTIVE SESSION – Cedar Brook Park. Chairman Scott Bey entertained a motion to move to executive session. On a motion by Board Member McKenna and seconded by Mayor's Designee Stewart, the board moved to executive session. Chairman Scott Bey entertained a motion to move out of executive session. On a motion by Board Member Fuller and seconded by Board Member El-Amin, the board moved out of executive session.
- After executive session, Chairman Scott Bey entertained a motion. On a motion by Board Member McKenna, seconded by Mayor's Designee Stewart, the board voted as follows to permit former Planning Board Attorney Donato to respond to the County of Union's letter involving the board's Cedar Brook Park decision.

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Scott Bey	Howard	Fuller	Stewart	McKenna	Toth	Hall	El-Amin
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Eight in favor. None opposed. None abstained.

#### **XI. ADJOURNMENT**

- There being no further business, the meeting was adjourned at 8:57 p.m. on a motion by Board Member McKenna and seconded by Board Member Howard.

Respectfully submitted,

Rosalind Miller  
Planning Board Secretary

PB meeting minutes.5-5-2016