



# 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 JUNE 18, 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 7:33 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	--	P	12/31/2016 (4 years)
William Toth, Vice Chairman	P	P	P	--	P	P	P	P	-	--	P	12/31/2015 (4 years)
Mayor Adrian O. Map John Stewart (Designee)	P	P	-	--	-	-	P	-	-	--	P	12/31/2017 (Term of Mayor)
Councilman Cory Storch	P	P	-	--	P	P	7:47 p	-	-	--	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	--	P	12/31/2017 (4 years)
Gordon Fuller	V	P	P	--	P	P	P	P	-	--	P	12/31/2018 (4 years)
Ken Robertson	P	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	--	P	12/31/2016 (2 years)
<b>TOTAL ATTENDANCE</b>	<b>8</b>	<b>9</b>	<b>6</b>	<b>--</b>	<b>9</b>	<b>9</b>	<b>10</b>	<b>5</b>	<b>6</b>	<b>--</b>	<b>8</b>	

**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** – On a motion by Board Member Fuller and seconded by Board Member Robertson, the board accepted the meeting minutes of March 19, 2015 as presented by voice vote from eligible members.

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

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-15-11	Capital Project Review for County of Union	Green Brook Bridge	223	1	Green Brook Park Historic District

➤ Chairman Scott Bey asked if the board has any questions and/or comments in regards to the resolution. Hearing none, he entertained a motion. On a motion by Board Member Robertson and seconded by Vice Chairman Toth, the board voted as follows granting a Capital Project Review approval to construct a pedestrian bridge in Green Brook Park as written.

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Scott Bey	Toth	Fuller	Stewart	El-Amin
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Five 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

➤ Chairman Scott Bey asked if the board has any questions and/or comments in regards to the resolution. Hearing none, he entertained a motion. On a motion by Board Member Fuller and seconded by Board Member Robertson, the board voted as follows granting waivers from the completeness checklist requirements, relief from parking requirements, supplementary zoning regulations, waivers from design standards, preliminary and final site plan approval to convert a vacant two-story building on Lot 3 to 4,414 square feet of commercial space on the first floor, and 5 residential apartments on the second floor with conditions.

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Scott Bey	Fuller	Johnson
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Three in favor. Two opposed (Robertson, El-Amin). None abstained.

**VII. DEVELOPMENT APPLICATION(S)**

1)

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 Zone

- City Planner Nierstedt advised the board that the applicant submitted revised plans, but that the applicant agreed to incorporate further questions and/or concerns of the board. The applicant's architect will be the only presentation. Mr. Nierstedt reported that a technical review committee will be scheduled with the professionals to incorporate any questions or concerns of the board and then the applicant will resubmit revised plans for the next available meeting.
- Elnardo Webster, Esq., of Inglesino, Webster, Wyciskala & Taylor, LLC, 600 Parsippany Road, Parsippany, New Jersey 07054 represented on behalf of the applicant. Mr. Webster explained that the applicant is proposing to construct two (2) four-story residential apartment buildings totaling 125 units and 166 on-site parking spaces.
- Noel Musial, Registered Architect, of 191 Mill Lane, Mountainside New Jersey 07092 remains under oath from previous testimony. Mr. Musial explained that the applicant is proposing to construct two (2) four-story residential apartment buildings totaling 125 units and 166 on-site parking spaces. He briefed an overview of the two (2) separate building façade indicating the differences in color between one and two bedrooms units, entrances to the underground parking garage located on Richmond Street and an entrance on East Third Street, trash/recycling area located in the rear of both buildings, meeting room, fitness room, landscaping, playground equipment, seating area along Richmond Street and relocation of the two (2) transformations, balconies and elevator.
- Mr. Musial talked about the amenities as follows indicating a meeting room, fitness room, individual stacked washers/dryers and water heater in a closet, two bedroom units include 2 full baths, removal of storage room and provide bicycle racks.
- After there being no further discussion from the professionals, Chairman Scott opened the meeting for public questions and/or comments. Hearing none, the public portion of the meeting was closed.
- The board having no further discussions has made suggestions to propose a trash chute, add bicycle racks and indicate on the elevations a break up in the building style. The board has carried this application to July 16, 2015 meeting, there will be no further notice.

**VIII. OLD BUSINESS - none**

**IX. NEW BUSINESS**

1) Discussion on Capital Improvement Program (CIP) – Resurfacing of East Second Street presentation by Bob Mannix, of Remington & Vernick Engineering, of Secaucus NJ represented on behalf of Wyndell Bibbs. Mr. Mannix explained that the city is resurfacing East Second Street and the cost of the bid for the project. The board, Board Attorney Donato and City Planner Nierstedt addressed correspondence dated June 18, 2015 submitted in their packet from City Engineer Wendell Bibbs. There were questions in regards to 2015 road improvement program and that East Second Street was not listed in the 2013, 2014 or 2015 CIP. Mr. Mannix said that he unable to answer to questions regarding the CIP. He talked about the scope of work proposed for East Second Street and that the first half of East Second Street overlay will start first from Church Street to Berckman Street, secondly from Berckman Street to Johnston Avenue and third from Johnston Avenue to Leland Avenue.

After there being no further questions and/or comments a motion was made by Board Member Fuller and seconded Vice Chairman Toth, the board voted as follows granting a capital improvement program for road improvement as presented by Remington, Vernick & Arango Engineers for Resurfacing of East Second Street from Church Street to Leland Avenue as written.

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Scott Bey	Toth	Stewart	Baldwin	Fuller
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Five in favor. Two opposed. (Robertson, El-Amin) One abstained. (Storch)

2) Status on Muhlenberg Study – Jessica Giorgianni, AICP, PP, of H2M Architect & Engineers made a presentation. Ms. Giorgianni talked about the draft Muhlenberg Property Area in need of redevelopment & Area in need of rehabilitation preliminary investigation report dated July 29, 2015, Block 13, Lot 38.03, 1252-1354 Randolph Road / 1241-1323 Moffett Avenue. She explained that the report consist investigation report to determine if the area meets the statutory to designate property as an in need of redevelopment study. She talked about the requirements of the local redevelopment and housing law. After the board had some extensive discussion on "eminent domain" and negotiation process. After no further Further discussion, Chairman Scott Bey entertained a motion. On a motion by Board Member Robertson and seconded by Vice Chairman Toth, the board voted as follows made a recommendation to City Council that "Muhlenberg Property" to be determined an area in need of redevelopment as written.

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Scott Bey	Toth	Stewart	Baldwin	Fuller	Robertson	Storch	El-Amin
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Eight in favor. None opposed. None abstained.

**X. ADJOURNMENT**

- There being no further business, the meeting was adjourned at 9:51 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.6-18-2015