



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 JULY 16, 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	Jul 16	Aug 6	Aug 20	Sep 3	Sep 17	Oct 1	Oct 15	Nov 5	Nov 19	Dec 3	Dec 17	Term Of Office
Ron Scott Bey, Chairman	P											12/31/2016 (4 years)
William Toth, Vice Chairman	P											12/31/2015 (4 years)
Mayor Adrian O. Mapp John Stewart (Designee)	P											12/31/2017 (Term of Mayor)
Councilman Cory Storch	P											12/31/2015 (1 year)
Ronald Johnson (succeed James Abney)	P											12/31/2015 (1 year)
Horace Baldwin	P											12/31/2017 (4 years)
Gordon Fuller	P											12/31/2018 (4 years)
Ken Robertson	P											12/31/2016 (4 years)
Emmett Swan	-											12/31/2017 (4 years)
Sean C. McKenna, Alternate No.1	P											12/31/2015 (2 years)
Siddeeq W. El-Amin, Alternate No.2 (succeed Sandra Chambers)	P											12/31/2016 (2 years)
TOTAL ATTENDANCE	10											

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 Baldwin, the board accepted April 2, and April 16, 2015, 2015; May 7 and May 21, 2015 meeting minutes as presented by voice vote from eligible members. The meeting minutes has been passed.

VI. RESOLUTION(S) (Memorialization)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
City of Plainfield	City of Plainfield	Resurfacing of East Second Street			

➤ 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 Johnson, the board voted as follows granting a Capital Improvement Program review for the Resurfacing of East Second Street as written.

➤

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

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 any additional revisions and/or concerns of the board.
- 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 requesting preliminary and final site plan approval to construct two (2) four-story residential apartment buildings totaling 125 units and 166 on-site parking spaces.
- Donald Guarriello, Licensed Engineer, of Guarriello & Dec Assoc. LLC, 221 East Lane Street, Clark NJ was sworn in on behalf of the application. Mr. Guarriello reported that he received the Board Engineers report dated June 30, 2015 and said that the applicant is in agreement to provide the easement location, proposing 166 on-site parking spaces shifted to provide a larger walkway, increased driveway access for fire trucks, alarm system and provided a lighting plan on the revised plans.
- David Zimmerman, AICP, PP, of 21 Western Drive, Morristown New Jersey was sworn in to provide testimony on behalf of the application. Mr. Zimmerman addressed the City Planner's report dated June 30, 2015. He said that the application is seeking waivers from completeness checklist requirements, relief from zoning standards, design standards, preliminary and final site plan approval to construct a four-story residential apartment building consisting of 125 units and 164 on-site parking spaces.

Mr. Zimmerman talked about the parking area in the rear and not visible from the traveling road, applicant is providing streetscape improvements. He indicated this is a C1 variance, applicant is providing 6 foot height fence, trash/recycling in the rear, landscaping and street trees. He said the property site is located in a MU Mixed Use zone just in walking distance from the Transit Oriented District Zone. Mr. Zimmerman reported in comparison regarding subsurface parking in similar locations in New Jersey – Morristown, Bloomfield, Rahway areas.

- Board members asked about potential flood zone/drainage, security cameras, trash/recycling, indicate trash chute, location of washer/dryers for each unit, type of appliances, and type of lighting fixtures to meet lighting standards and type of fence.
- Mr. Guarriello replied that the property is near a flood zone, but there is no concern of flooding and in regards to security cameras he said that the property will be a gated community.
- Noel Musial, Registered Architect, of 191 Mill Lane, Mountainside New Jersey 07092 remains under oath from previous testimony. Mr. Musial replied to questions regarding the trash/recycling to be removed by staff from trash chute to a compactor located in the building and trash pick-up twice a week. He said that the applicant is supplying washer/dryers located in a closeted area, stoves and refrigerators to be supplied and indicated type of lighting fixtures over garage area for pedestrian safety.
- After there being no further discussion from the professionals, Chairman Scott Bey opened the meeting for public questions and/or comments. Hearing none, the public portion of the meeting was closed.
- Board Attorney Donato advised the board that she received a letter from Corporation Counsel dated July 15, 2015. She read for the record the concern of the Corporation Counsel in regards to the local redevelopment housing law in regards to the site was prior designated by a developer. While the board does not have jurisdiction she advise the board to impose a condition in order to not ignore the matter.
- The board having no further discussions made recommendations to revise the site plans subject to the City Planner's report and other city officials report and other conditions. Chairman Scott Bey entertained a motion to approve or deny.
- On a motion by Board Member Fuller and seconded by Mayor Designee Stewart, the board voted as follows granting preliminary and final site plan approval to construct a four-story residential apartment building consisting of 125 apartment units, 48 one-bedroom and 76 two-bedroom units including 166 on-site parking spaces stipulated conditions.

➤	Scott Bey	Toth	Stewart	Storch	Baldwin	Fuller	Robertson	El-Amin
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VIII. OLD BUSINESS - none

IX. NEW BUSINESS

X. ADJOURNMENT

- There being no further business, the meeting was adjourned at 9:58 p.m. on a motion by Board Member McKenna, seconded by Board Member Fuller.

Respectfully submitted,

Rosalind Miller
 Planning Board Secretary

PB meeting minutes.7-16-2015

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