



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 JULY 21, 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 7:34 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	P	P	P	-	P											12/31/2016 (4 years)
Horace Baldwin, Vice Chairman	P	-	P	P	P	P	P	E	P	P	P	-	P											12/31/2017 (4 years)
Mayor Adrian O. Map John Stewart (Designee)	P	-	A	A	P	P	P	P	P	E	P	-	P											12/31/2017 (Term of Mayor)
Councilwoman Gloria Taylor	V	-	A	P	P	P	P	E	E	P	E	-	7:53 P											12/31/2016 (1 year)
Anthony Howard (succeeded Ronald Johnson)	P	-	P	P	P	P	P	P	P	8:15 P	P	-	P											12/31/2016 (1 year)
Gordon Fuller	P	-	P	P	E	E	E	P	P	P	E	-	7:52 P											12/31/2018 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	P	-	P	P	P	P	P	P	P	P	P	-	8:00 P											12/31/2017 (4 years)
Siddeeq W. El-Amin (succeeded Ken Robertson)	P	-	E	P	E	P	P	V	V	V	V	-	P											12/31/2016 (4 years)
William Toth	V	-	P	P	A	P	P	P	E	P	E	-	P											12/31/2019 (4 years)
Maritza Hall, Alternate No.1	P	-	A	A	A	E	E	P	P	E	E	-	P											12/31/2017 (2 years)
VACANCY, Alternate No.2 (succeeded Siddeeq W. El- Amin)	P	-	P	P	P	P	E	P	P	E	P	-	V											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

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 – On a motion by Mayor's Designee Stewart and seconded by Board Member Howard, the board accepted both the meeting minutes dated May 5 and May 19, 2016 as presented by voice vote from eligible members, has been adopted. On a motion by Vice Chairman Baldwin and seconded by Mayor's Designee Stewart, the board accepted both the meeting minutes dated June 2 and June 16, 2016 as presented by voice vote from eligible members, has been adopted.

VI. RESOLUTION(S) (Memorialization) –

1) Area In Need of Redevelopment and Rehabilitation Preliminary Investigation Report at 501-637 South Avenue, Block 402, Lot 1-7, Block 344, Lot 1-7 & Block 341, Lot 2 (E. Paul Building). After the board reviewed the resolution, Chairman Scott Bey entertained a motion. On a motion by Board Member Toth and seconded by Vice Chairman Baldwin, the board voted as follows to recommend to Council to adopt an An Area In Need of Redevelopment at 501-637 South Avenue, Block 402, Lot 1-7, Block 344, Lot 1-7 & Block 341, Lot 2 (E. Paul Building) as written.



Scott Bey	Baldwin	Hall	Howard	Stewart	Toth
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Six in favor. None opposed. None abstained

2) Area In Need of Redevelopment and Rehabilitation Preliminary Investigation Report at North Avenue from Berckman Street and Leland Avenue, Block 402, Lot 1-7, Block 344, Lot 1-7 and Block 341, Lot 2. After the board reviewed the resolution, Chairman Scott Bey entertained a motion. On a motion by Board Member Toth and seconded by Mayor's Designee Stewart, the board voted as follows to review and determine An Area In Need of Redevelopment 501-637 South Avenue, Block 402, Lot 1-7, Block 344, Lot 1-7 & Block 341, Lot 2 as written.



Scott Bey	Baldwin	Hall	Howard	Stewart	Toth
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Six in favor. None opposed. None abstained

VII. DEVELOPMENT APPLICATION(S) - none

VIII. OLD BUSINESS – none

IX. NEW BUSINESS

1) Discussion of Draft East Second Street In Need of Redevelopment Study Area prepared by Nishuane Group and assisted by Planning Director Nierstedt – The board, Board Attorney Bauer and City Planning Director Nierstedt reviewed and had some discussion in regards to the draft redevelopment and rehabilitation of the study area. Board members were encouraged to visit the NC Neighborhood Commercial area, look at the individual single, two and three family properties, growing businesses are making a comeback and that some are in good condition. It has been noted that the road has recently been paved, some sidewalk and curbing reconstructed. The board will review the specific criteria specifically, one old building that was demolished and that there is a potential developer to develop the lot.

Public comment: Project manager Reverend Dean made comment that he has been working with the East Second Street team, talking with the community and the business

merchants establishing information of applying for Urban Enterprise Zone (UEZ) funds. He said that they are in the process of buying garbage cans for the area and he has talked to the young men that hang out in front of the stores encouraging them to help keep it clean and that jobs can be provided. In conclusion, he showed his appreciation thanking the board for their consideration in regards to this development. Chairman Scott Bey made recommendation for the board to work closely with the East Second Street merchants and community.

2) Capital Improvement Program (CIP) – It has been reported that the city roadways has been an issue and that this year roadway improvements are priority, all other items has been moved to next year. The board looks forward to an actual road plan as planned in prior years in the coming year in accordance with the CIP process.

3) Council on Affordable Housing (COAH) – Board Attorney Bauer provided an updated regarding COAH in New Jersey. She addressed the appellate and supreme courts are frustrated in regards to COAH making determinations for present and needs for growth in the future has taken over a 5-year gap for the third round determination. She explained that since the city has not been included in the round 1 or 2 and there is no round 3 there is no need for concern. She said she will keep the board updated of any changes. The board questioned some of COAH definitions specifically, family unit one and does it mean one person and with the number of developments currently ongoing and should it be of concern that the city since satisfy the number of affordable housing. She explained that she can review the city's present and future need of available affordable housing and that it may be helpful to process a substances certification if COAH move forward with round 3. After there being no further discussion, Chairman Scott Bey opened the meeting for public questions and/or comments. Hearing none, the public portion of the hearing was closed.

X. ADJOURNMENT

- There being no further business, the meeting was adjourned at 8:31 p.m. on a motion by Board Member Fuller and seconded by Board Member Howard.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.7-21-2016