



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 AUGUST 6, 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 7:51 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	P										12/31/2016 (4 years)
William Toth, Vice Chairman	P	P										12/31/2015 (4 years)
Mayor Adrian O. Mapp	P	P										12/31/2017 (Term of Mayor)
John Stewart (Designee)												
Councilman Cory Storch	P	-										12/31/2015 (1 year)
Ronald Johnson (succeed James Abney)	P	P										12/31/2015 (1 year)
Horace Baldwin	P	P										12/31/2017 (4 years)
Gordon Fuller	P	P										12/31/2018 (4 years)
Ken Robertson	P	P										12/31/2016 (4 years)
Sean C. McKenna (succeed Emmett Swan)	P	P										12/31/2017 (4 years)
Maritza Hall, Alternate No.1 (succeed Sean C. McKenna)	-	-										12/31/2015 (2 years)
Siddeeq W. El-Amin, Alternate No.2 (succeed Sandra Chambers)	P	-										12/31/2016 (2 years)
TOTAL ATTENDANCE	10	8										

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. Tom Kushner, of 1115 Prospect Avenue asked about the number of apartments that have been approved by the board in the past two years. Chairman Scott Bey replied that he will not guess at the number, but will seek out the answer.

V. MINUTES – none

VI. RESOLUTION(S) (Memorialization)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-15	Stone Square Lodge #38	Various locations			Various locations

- 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 Board Member McKenna, the board granted approval to install four signs in the public right-of-way in various locations for the purpose of community awareness by voice consensus.
- All present in favor. None opposed. None abstained

VII. DEVELOPMENT APPLICATION(S)

1) Muhlenberg In Need of Redevelopment Study – Board Attorney Donato advised the board that notice of publication was improperly noticed, therefore the board does not have jurisdiction. Upon receipt of a properly notice affidavit, the board can proceed.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-20	Sleepy Hollow Developers, LLC	1340-1426 South Avenue 1351-1357 East 7 th Street	625	18-26 and 60-61	South Avenue Gateway Redevelopment Plan

- Board Attorney Donato advised the board the affidavit of publication has been received and that the board has jurisdiction to move forward on this application.
- Andy Norin, Esq., represented on behalf of the application. Mr. Norin explained that the applicant is requesting a minor subdivision, preliminary and final site plan approval, variance, design waivers and relief from the requirements.
- Mayor’s Designee Stewart made comment on behalf of the Mayor reported on the need for economic development is key to success of the city, major projects that will benefit the city, spur further development, fully support technical review committee, the office of economic development and the planning division office all has worked diligently on this project to help generate jobs and increase revenue.
- Angela Kostelecky, Registered Architect, of Devereaux & Associates, 1481 Chain Bridge Road, McLean, VA 22101. Ms. Kostelecky advised that she is pending reinstatement of her architect license in New Jersey, but added she has been a registered architect over 28 years. The board acknowledged Ms. Kostelecky as a registered architect, but did not accept her credentials as a registered architect.

- Ms. Kostelecky said the applicant is proposing a minor subdivision to construct two (2) four-story residential apartment building totaling 212 apartments units of 1 and 2 bedroom apartments, residential density, parking space requirement 404-proposing 302 parking spaces with 87 garages. She presented Exhibits A1 thru A11 indicating colorized elevations drawings, façade, landscaping plan, floor plan and aerial view of the site. She talked about the amenities to include a modern kitchen, modern tiles, hardwood floors, lighting plan, 177 storage spaces, Juliet style type balconies for some units as open space view, each unit provided washer/dryer, air conditioning vent which is to be flushed to the outside wall, energy star appliances, apartment size and compliant with handicap code requirements. She talked about the building includes a virtual fitness room, communal room use for computers, a leasing office on the first floor, media center theatre, outside area for BBQ gatherings, bar/kitchen area for dinner parties, a dog walk enclosure, indoor/outdoor amenities including seating benches with landscaping and outdoor grills.
- Public comments and/or questions - Robin Bright, of 1282 Marion Avenue asked about the designed chose similar to other towns. Ms. Kostelecky replied that the design has a lot to do with demographics. Ms. Bright made comment on the project should be designed toward a more housing type.
- Brett Skapinetz, Licensed Professional Engineer, of Dynamic Engineering, 245 Main Street, Chester, NJ was sworn in to provide professional engineering testimony on behalf of the application. Mr. Skapinetz explained that the proposal is for a minor subdivision of Block 625, consolidate Lots 18 through 26 and Lots 60 and 61. He said that the proposal is to construct two (2) four-story residential apartment buildings totaling 212 units, 302 parking spaces, where 404 are required and 87 garaged spaces, circulation to show 3 access points, 2-way drive aisle, existing utilities, enhancing storm water management of piping and inlets, . He talked about vacating Old South Avenue, but with consent from council. City Planner Nierstedt explained that the applicant is requesting to vacate the street to become part of the existing park and that some part will be an entryway to the parking lot. Mr. Skapinetz talked about the surrounding areas indicating an existing park, apartment buildings, retail stores, two bus lines and walking distance to train stations. Mr. Norin said that part of the park is green space and will be maintained by the applicant.
- Board Engineer Jaime Giurintano, of H2M Associates addressed replacing areas of new curbs/sidewalks where indicated. Mr. Norin replied that the applicant will comply with the Board Engineer's recommendations. Mr. Giurintano expressed concern about the drive aisle and pedestrian circulation area to be striped for pedestrian safety, location of transformer, trash/recycling location and lighting plan.
- Board members asked about if there were other projects with similar issues regarding pedestrian safety and the drive aisle.
- Joseph Forgione, of Sleepy Hollow Developers, LLC, 80 S. Jefferson Road, Whippany, NJ was sworn in to provide testimony on behalf of the application. Mr. Forgione replied to a question regarding a similar site in Neptune NJ which is a community driven having no issue.
- Craig Peregoy, Licensed Professional Engineer, of 245 Main Street, Chester, NJ. Mr. Peregoy was sworn in to provide testimony on traffic impact analysis peak hours which consists of a two-hour window in a weekday from 7-9 a.m. and 4-6 p.m. with 15 minute increments.
- Public comment - Nancy Piwowar, of 1129 Myrtle Avenue asked about delivery trucks, specifically mail trucks. Mr. Peregoy responded that mail trucks will pull in to a parking stall, but garbage truck will back in and then pull out. Mary Ellen, of 915 Hillside Avenue expressed concern about parking. She reported that Fanwood NJ has problems with parking. Mr. Forgione replied that Fanwood parking is shared retail/residential. He said he took into account the parking analysis when designing this application and that this project will not be shared parking for retail/residential. Donna Albanese, of 10 Pitching Way, Scotch Plains, NJ asked about additional green space of the park. Ms. Albanese made comment that the

businesses along South Avenue are thrilled to see a high scaled development on South Avenue and appreciate the due diligent to make sure the development is beautiful and an improvement to the entire community. Robin Bright asked about the issue of snow removal and that it will cause loss of parking spaces. Mr. Peregoy replied depending on the amount of snow they will place it around the perimeters of the property and in landscaped areas. Mr. Forgione responded that they will be making improvement to the park contribution of \$10,000 annually supporting the events and maintenance to the park.

- John McDonough, PP, AICP of John McDonough Associates, LLC, Westfield NJ was sworn in to provide testimony on behalf of the application. Mr. McDonough explained the proposal for preliminary and final site plan approval and minor subdivision to consolidate 9 lots, obtain portion of 2 lots, combine the 9 lots and construct 2 four-story residential apartment buildings totaling 212 units at 114 units in one building and in the second building 958 units. He talked about the proposed parking is 302 spaces the requirement is 404 including 87 spaces are garaged. He talked about the density per acre, front yard, rear yard and side yard setbacks, bulk regulations, relief from variances, lot coverage, and adequate open space. After hearing no further testimony from the licensed professionals, the board carried this application to their August 20, 2015 board meeting. No further notice required.

VIII. OLD BUSINESS - none

IX. NEW BUSINESS

X. ADJOURNMENT

- There being no further business, the meeting was adjourned at 11:07 p.m. on a motion by Board Member Fuller, seconded by Board Member Robertson.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.8-6-2015