



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 SEPTEMBER 15, 2016
CITY HALL LIBRARY, 515 WATCHUNG AVENUE

* * * * *

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 7:36 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	P	P	P	P							12/31/2016 (4 years)
Horace Baldwin, Vice Chairman	P	-	P	P	P	P	P	P	P	P	P	-	P	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	P	E	E	E							12/31/2017 (Term of Mayor)
Councilwoman Gloria Taylor	V	-	A	P	P	P	P	E	E	P	E	-	7:53 P	7:55 P	E	E	E							12/31/2016 (1 year)
Anthony Howard (succeeds Ronald Johnson)	P	-	P	P	P	P	P	P	P	8:15 P	P	-	P	E	E	P	P							12/31/2016 (1 year)
Gordon Fuller	P	-	P	P	E	E	E	P	P	P	E	-	7:52 P	P	E	P	P							12/31/2018 (4 years)
Sean C. McKenna (succeeds Emmett Swan-resigned)	P	-	P	P	P	P	P	P	P	P	P	-	8:00 P	P	P	P	P							12/31/2017 (4 years)
Siddeeq W. El-Amin (succeeds Ken Robertson)	P	-	E	P	E	P	P	V	V	V	V	-	P	P	P	P	P							12/31/2016 (4 years)
William Toth	V	-	P	P	A	P	P	P	E	P	E	-	P	P	P	P	P							12/31/2019 (4 years)
Maritza Hall, Alternate No.1	P	-	A	A	A	E	E	P	P	E	E	-	P	E	P	P	P							12/31/2017 (2 years)
Bary Person, Alternate No.2 (succeeds Siddeeq W. El-Amin)	P	-	P	P	P	P	E	P	P	E	P	-	V	V	P	P	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 – On a motion by Board Member McKenna and seconded by Board Member Baldwin, the board accepted both the meeting minutes dated September 1, 2016 and August 18, 2016 as presented by voice vote from eligible members, has been adopted.

VI. RESOLUTION(S) (Memorialization)

1) Resolution Approving a Determination of an Area In Need of Redevelopment and Rehabilitation Investigation Study for East Second Street Commercial Corridor made up of the following Block and Lot numbers:

- Block 328, Lot 12
- Block 331, Lots 12, 13, 14, 15, 16, 17, 18, 19 and 20
- Block 332, Lots 15, 16 17, 18, 19, 20, 21 and 22
- Block 333, Lots 15, 16.01, 18, 19 and 20
- Block 334, Lots 1, 2, 10 and 11
- Block 335, Lots 15, 16 and 17
- Block 410, Lots 1, 2, 2.01, 11 and 12
- Block 411, Lots 20, 21, 22, 23, 24, 25 and 26

- After the board reviewed the resolution for memorialization and there being no questions and/or comments, a motion was entertained to adopt it. On a motion by Board Member Fuller and seconded by Board Member McKenna, the board memorialized a Resolution Approving a Determination of an Area In Need of Redevelopment and Rehabilitation Investigation Study for East Second Street Commercial Corridor as written.

➤

Scott Bey	Baldwin	El-Amin	Fuller	Howard	McKenna	Toth	Hall
-----------	---------	---------	--------	--------	---------	------	------

Eight in favor. None opposed. None abstained

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2016-21	Moon Builder, LLC	327 West Front Street	247	2.01	TODD / CBD

- Chairman Scott Bey read for the record a letter sent to Planning Director Nierstedt dated September 13, 2016 from the applicant's attorney Lawrence A. Vastola, requesting that the application is to be removed from the board agenda. Board Attorney Bauer announced that this application has been carried to October 6, 2016 board meeting which at that time, the application can be removed from the agenda.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2016-07	Tania Peralta/Tania Realty, LLC	1013 East Second Street	332	18	NC Neighborhood Commercial

- Board Attorney Bauer advised the board that the notices were reviewed and that the board has jurisdiction.
- Planning Director Nierstedt addressed the Planning report dated September 9, 2016 in regards to numerous waivers. He reported that the property is completely impervious, no exterior changes proposed, proposed interior conversion to an apartment on the second floor and no on-site parking spaces proposed. In addition, Ms. Peralta applied for a Change of Tenancy which resulted in no Certificate of Occupancy was on file for the second floor apartment.
- Jason Pressman, Esq., of 1435 Raritan Road, Clark New Jersey represented on behalf of the applicant. Mr. Pressman presented Exhibit A1 indicating Certificate of Compliance dated 12/21/2000; Exhibit A2 dated 10/14/2000 indicating an application for Certificate of Compliance; and Exhibit A3 dated 3/14/2011 indicating a Certificate of Compliance for Rental. Mr. Pressman explained that the applicant is requesting Certificate of Occupancy to continue a three-bedroom apartment on the second floor.
- Tania Peralta, of Tania Realty, LLC, 856 Johnston Drive, Watchung New Jersey was sworn in to provide testimony on behalf of the application. Ms. Peralta reported that she purchased the property in 2012 and that the apartment and business was occupied.
- The Board asked about trash/recycling, loading/unloading for the business, signage, if washer/dryer provided in the unit, if there is an access in the rear for parking and improper security grille on the business. Ms. Peralta replied to questions regarding trash/recycling and that it is handled by both the business and the tenants, no washer/dryer in the unit and there is no access parking to the rear of the property. The board recommended that the applicant provide an addendum of the lease agreement, comply with the sign requirements and the security grille. The board recommended six-months from the date of the resolution to comply.
- After there being no further discussion the meeting was opened for public questions and/or comment. Cheri Bullock, of 1060 Central Avenue, Plainfield New Jersey made comment if in the SID and UEZ district the applicant can apply for those programs to assist with signage and security cameras. After there being no further comments from the public, the public portion of the hearing was closed.
- On a motion by Board Member Fuller and seconded by Board Member McKenna, the board voted as follows granting a three-bedroom apartment on the second floor of a two-story building including a take-out restaurant that occupies the first floor and subject to city official reports with conditions.

Scott Bey	Baldwin	El-Amin	Fuller	Howard	McKenna	Toth	Hall	Person
-----------	---------	---------	--------	--------	---------	------	------	--------

Nine in favor. None opposed. None abstained.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2016-28	Honey Patel	1029 West 8 th Street	525	11	R-3 Residential

- Planning Director Nierstedt briefly explained that this is a minor subdivision approval 2008 no changes, no recording of the subdivision. The applicant is requesting to record the subdivision in accordance to the 2008 board approval. After the board reviewed the minor subdivision plan dated July 7, 2008 indicating addition of the zoning chart, and determined that no development occurred and no changes proposed. After there being no further discussion, the meeting was opened for public comment. Hearing none, the public portion of the meeting was closed. Chairman Scott Bey entertained a motion. On a motion by Board Member McKenna

and seconded by Board Member Howard, the board voted as follows granting minor subdivision approval with the recording of the deed and recording of the minor subdivision as written.

➤	Scott Bey	Baldwin	El-Amin	Fuller	Howard	McKenna	Toth	Hall	Person
---	-----------	---------	---------	--------	--------	---------	------	------	--------

Nine in favor. None opposed. None abstained.

VIII. OLD BUSINESS – The Board and Planning Director Nierstedt had some discussion about the updates on various development projects that are taking place throughout the city. One of the developers are looking to break ground in two (2) weeks, another pushing near completion by end of the year and there are other developments that are making progress and there are upcoming in need of redevelopment investigation studies for Transit Oriented Development West and others that is being looked into.

IX. NEW BUSINESS

1) Capital Improvement Project (CIP) – Department of Public Works & Urban Development

➤ Recreation – Siedler Field - Presentation by City Engineer Drew DiSessa, of Pennoni Engineering. Mr. DiSessa explained that the proposal is to upgrade and construct a synthetic turf field for football and soccer fields remove and replace a six-foot high chain-link fence with same. Chairman Scott Bey recalled that originally the CIP included a football field and if changes include a soccer field then the CIP will need to indicate both the football and soccer fields. The board recommended that both the football and soccer fields should be indicated. After there being no further comment, the board carried this presentation to October 6, 2016.

➤ Recreation - Madison Avenue Playground Restroom Facility – Presentation made by City Engineer Drew DiSessa, of Pennoni Engineering, Superintendent of Parks & Recreation Ronnie Taylor and Administrative Assistant Cynthia Smith. Mr. DiSessa observed that the existing playground has basketball court and playground equipment. He explained that the proposal includes installation of prefabricated restroom, of masonry material, steel doors included for both male and female and one door for plumbing maintenance. Ms. Smith explained the project cost total \$109,000, funding source Community Development Block Grant and bonds. Ms. Taylor explained that the facility is heavily used by the daycare and charter school. The playground is open in the morning closing at dusk, is monitored by a park monitor and staff assigned for cleaning. Mr. DiSessa reported that the prefabricated building is graffiti resistant for easy cleaning.

➤ After there being no further discussion, Chairman Scott Bey entertained a motion. On a motion by Board Member McKenna and seconded by Board Member El-Amin, the board voted as follows granting Capital Improvement Project as written.

➤	Scott Bey	Baldwin	El-Amin	Fuller	Howard	McKenna	Toth	Hall	Person
---	-----------	---------	---------	--------	--------	---------	------	------	--------

Nine in favor. None opposed. None abstained

➤ Engineering – Roadway Improvement –Presentation made by Superintendent of Public Works John Louise and Cynthia Smith Administrative Assistant for the Engineering Division. Mr. Louise talked about a cost saving new program to mill and overlay streets that do not need full construction. He named three streets that will be included for milling and overlay; Melrose Place, Melrose Avenue and Academy Street. He said that these streets were chosen because they do not have storm drain issues. He also reported that many of the secondary roads are in very poor condition. Ms. Smith reported that the project is fully funded from Community

Development Block Grant (CDBG) and bonds. Mr. Louise reported that Cambridge Avenue has been added to a contract that had the money is still in that contract and not additional dollars for full reconstruction sidewalk/curbs, drains and trees.

- Board Members asked about the process in road selections for improvement. Chairman Scott Bey made comment on getting back to ten year program that will maintain, repair and new roads in accordance with a rating system. After there being no further discussion, Chairman Scott Bey opened the meeting for public questions/comments. Hearing none, the public portion of the hearing was closed. Hearing no further questions/comments from the Board, Chairman Scott Bey entertained a motion. On a motion by Board Member El-Amin and seconded by Vice Chairman Baldwin, the board voted as follows accepting the Capital Improvement Project for roadway improvements as written.

➤

Scott Bey	Baldwin	El-Amin	Fuller	Howard	McKenna	Toth	Hall	Person
-----------	---------	---------	--------	--------	---------	------	------	--------

Nine in favor. None opposed. None abstained

- 2) Discussion of Draft Transit Oriented Downtown Development – West In Need of Redevelopment Study - Shawna Ebanks, of Nishuane Group, LLC made a presentation on the draft in need of redevelopment report. Ms. Ebanks addressed Redevelopment Investigation study indicating an area in need of redevelopment can be designated in accordance to the standards of the Local Housing Law (LRHL). She talked about the various conditions and pattern of vacancies, abandoned and underutilization of properties. She reported on reviews of the city's Land Use Ordinance, the Master Plan, the LRHL handbook, numerous site visits, an analysis inventory of land uses and review of fire, police, planning division and other city official data. The study area is located in the Central Business District Area between West Front Street, Madison Avenue, West Second Street and Central Avenue.
- After there being no further discussion, Chairman Scott Bey opened the meeting for public comment and/or statements. Hearing none, the public portion of the hearing was closed.
 - Chairman Scott Bey asked if the board had any further questions and/or comments. Hearing none, Planning Director Nierstedt announced that a public hearing will held on October 6, 2016.

X. ADJOURNMENT

- There being no further business, the meeting was adjourned at 10:10 p.m. on a motion by Board Member McKenna and seconded by Board Member Toth.

Respectfully submitted,

Rosalind Miller, Planning Board Secretary

PB meeting minutes.9/15/2016