



CITY OF PLAINFIELD

PLANNING BOARD
515 WATCHUNG AVENUE
PLAINFIELD, NJ 07061



ADRIAN O. MAPP
MAYOR

Ron Scott Bey, Chairman
William Toth, Vice Chairman

MEETING MINUTES
THURSDAY SEPTEMBER 17, 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 7:39 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	P	P	P							12/31/2016 (4 years)
William Toth, Vice Chairman	P	P	P	P	P							12/31/2015 (4 years)
Mayor Adrian O. Mapp John Stewart (Designee)	P	P	-	-	P							12/31/2017 (Term of Mayor)
Councilman Cory Storch	P	-	8:51p	P	-							12/31/2015 (1 year)
Ronald Johnson (succeeded James Abney)	P	P	P	-	P							12/31/2015 (1 year)
Horace Baldwin	P	P	-	P	-							12/31/2017 (4 years)
Gordon Fuller	P	P	P	P	P							12/31/2018 (4 years)
Ken Robertson	P	P	P	P	P							12/31/2016 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	P	P	P	P	P							12/31/2017 (4 years)
Maritza Hall, Alternate No.1 (succeeded Sean C. McKenna)	-	-	-	P	-							12/31/2015 (2 years)
Siddeeq W. El-Amin, Alternate No.2 (succeeded Sandra Chambers)	P	-	P	P	-							12/31/2016 (2 years)
TOTAL ATTENDANCE	10	8	8	9	7							

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 of the hearing was closed.

V. MINUTES – none

VI. RESOLUTION(S) (Memorialization)

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

➤ Chairman Scott Bey asked if there were 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 Mayor’s Designee Stewart, the board voted as follows granting, preliminary and final site plan approval to construct a four-story residential apartment building consisting of 124 units, 48 one-bedroom, and 76 two-bedroom units including on-site parking spaces as written.

Scott Bey	Toth	Stewart	Johnson	Fuller	McKenna	Robertson
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Seven in favor. None opposed. None abstained

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-15-20	Sleepy Hollow Developers, LLC	1340-1426 South Avenue & 1353-1355 East Seventh Street	625	18-26 & 60-61	South Avenue Gateway Redevelopment Plan

➤ Chairman Scott Bey asked if there were 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 preliminary and final site plan, minor subdivision approval, variances, design waivers and relief from the requirements of the South Avenue Gateway Redevelopment Plan, to Sleepy Hollow Developers, LLC with conditions.

Scott Bey	Toth	Stewart	Johnson	Fuller	McKenna	Robertson
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Seven in favor. None opposed. None abstained

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
In Need of Redevelopment Study	Muhlenberg Property	1252-1354 Randolph Road 1241-1323 Moffett Avenue	13	38.03	

➤ Chairman Scott Bey asked if there were any questions and/or comments in regards to the resolution. Hearing none, he entertained a motion. On a motion by Board Member McKenna and seconded by Mayor’s Designee Stewart, the board voted as follows, recommending that the Muhlenberg Property, be determined an area in need of redevelopment by City Council as written.

Scott Bey	Toth	Stewart	Johnson	Fuller	McKenna	Robertson
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Seven in favor. None opposed. None abstained

4)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
	City of Plainfield	Land Use Ordinance			Civic Historic District

- Chairman Scott Bey asked if there were 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 Mayor's Designee Stewart, the board voted as follows, recommending adoption of an amendment to the Land use Ordinance entitled "ordinance to correct an omission to include the Civic Historic District permitted uses and bulk regulations in the Land Use Ordinance Chapter 17 as stipulated.

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Scott Bey	Toth	Stewart	Johnson	Fuller	Robertson
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Six in favor. None opposed. One abstained (McKenna)

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-14	Greater Plainfield / Middlesex Habitat for Humanity	400-406 East Fifth Street / 501-507 Franklin Place (corner lot)	609	1.01	R-4 Moderate Density Residential Zone

- Timothy McKeown, Esq., of Norris McLaughlin & Marcus, Attorneys at Law, 721 Route 202-206 represented on behalf of the applicant. Mr. McKeown explained that the applicant is seeking to subdivide Lot 1.01 containing a single family residence into two (2) lots and construct a new single family dwelling on the newly created lot.
- Reverend Jeremy Montgomery, President CEO of Greater Plainfield/Middlesex Habitat for Humanity, 2 Randolph Road was sworn in to provide testimony on behalf of the application. Rev. Montgomery said that he is the overseer over all operation, property acquisition, fund raises etc. He reported that Habitat for Humanity has been operating for over 26 years and have developed 37 homes in the city. He reported that he has received multiply request to serve housing for veterans barrier free and accessibility donated to a veteran family.
- Richard E. Brown, Licensed Professional Engineer, of Carroll Engineering, 105 Raider Boulevard, Hillsborough New Jersey was sworn in on behalf of the application. Mr. Brown presented Exhibit's A1 and A2 indicating various pre-existing undersize lots within 200 feet of the proposed single family lot.
- The Board, Board Attorney Donato and City Planner Nierstedt addressed both the City Planner's report dated August 19, 2015 and Board Engineer's report dated August 25, 2015 asked if there were items the applicant was not able to address. Mr. Brown replied that the applicant is willing to comply with all the issues stipulated in city Planner's report.
- Public comment/questions. None
- On a motion by Board Member McKenna and seconded by Board Member Robertson, the board voted as follows granting preliminary and final approval to subdivide Lot 1.01 containing a single family residence into two (2) lots and construct a new single family dwelling on the newly created lot as written.

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Scott Bey	Toth	Stewart	Johnson	Fuller	McKenna	Robertson
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Seven in favor. None opposed. None abstained

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-13-03	177-185, LLC	177-185 North Avenue	313	12	TODD/NAHD Transit Oriented Development Downtown/North Avenue Historic District

- City Planner Nierstedt addressed correspondence dated September 17, 2015 from the construction Manager of Black Dog Construction Co. He reported that the applicant is seeking an amendment in regards to the conditions in the April 16, 2015 resolution of the board's granting approval. The condition of approval was to provide washers/dryers in each of the units. The applicant's correspondence states that by providing washers/dryers to each unit in an old building "could result in leaking that will cause significant damage to the building", therefore proposing coin operated washer/dryer to serve a total of five (5) units for the building.
- The board had some discussion and first recommended the washer/dryers should not be coin operated, but other board members expressed concern if not coin operated may cause other issues. After there being no further discussion, Chairman Scott Bey opened the hearing for public comment. Hearing none, he entertained a motion. On a motion by Board Member McKenna and seconded by Board Member Robertson, the board voted as follows granting amendment to provide coin operated washers/dryers in the five (5) unit apartments as amended.

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Scott Bey	Toth	Fuller	McKenna	Robertson
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Five in favor. None opposed. None abstained.

VIII. OLD BUSINESS

IX. NEW BUSINESS

1) Capital Improvement Program (CIP) for 2015-2020

- Plainfield Public Library – Mary Ellen Rogan, Director of the Plainfield Public Library since September 1, 2015. Ms. Rogan is represented by Information Officer and management Peter Rajcevic. Mr. Rajcevic has worked with former Director Joe Darold for many years. He made a representation in regards to the CIP. Mr. Rajcevic talked about the safety issues in regards to concrete steps, emergency generator, renovation of the Central Core, installation of new elevator and roof replacement which will be due in year 2019 all to remain until funding source is identified. After there being no further presentation from the Plainfield Public Library, the board made recommendation if funding source/grants have been identified to inform the Planning Office to update CIP chart.
- Police Division – Capt. Steven Soltys, of the Plainfield Police made a presentation in regards to the CIP. Capt. Soltys addressed projects that can be removed are as follows the first floor renovation for the front desk and file records area, 9-1-1 phone system replacement and the CCTV citywide camera system with funding provided. Other items to remain are the emergency operations center and one (1) item is out to bid for a generator. After there being no further discussion, the board made recommendation to update CIP chart indicating items to be removed.
- Drake House Historical Society – the Board reviewed the status of available funding vs. the project objective, but will need further justification.

X. ADJOURNMENT

- There being no further business, the meeting was adjourned at 10:05 p.m. on a motion by Board Member McKenna, seconded by Vice Chairman Toth.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.9-17-2015