



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 3, 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 7:36 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	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								12/31/2016 (4 years)
William Toth, Vice Chairman	P	P	P	P								12/31/2015 (4 years)
Mayor Adrian O. Mapp John Stewart (Designee)	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	-								12/31/2015 (1 year)
Horace Baldwin	P	P	-	P								12/31/2017 (4 years)
Gordon Fuller	P	P	P	P								12/31/2018 (4 years)
Ken Robertson	P	P	P	P								12/31/2016 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	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								

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. Alan Goldstein, of 939 Madison Avenue expressed concern about the outsourcing of the Planning Division and asked that everyone come out on Tuesday to support the Planning Division. Mr. Goldstein also, expressed concern of developers cutting corners not to our benefit. Nancy Piwowar, of 1139 Myrtle Avenue expressed concern about the homeowners will be double taxed because of the escrow monies will be used to offset payment to the developers. There being no further statements/comments from the public, Chairman Scott Bey closed the public portion of the hearing.

V. MINUTES – none

VI. RESOLUTION(S) (Memorialization) - none

VII. DEVELOPMENT APPLICATION(S)

- 1) Muhlenberg In Need of Redevelopment Study – Board Attorney Donato asked City Planner Nierstedt for the record the affidavit of publication which is in accordance with the requirements of the local and redevelopment housing law, but has not received the notices from the Courier News. City Planner Nierstedt replied that upon receipt of the notice of publication he will provide to the Board Attorney.
 - Jessica Giorgianni, of H2M Associates, Inc., 119 Cherry Hill Road, Suite 200, Parsippany New Jersey made a presentation for an Area In Need of Redevelopment/Rehabilitation Study. Ms. Giorgianni reported that in January 2015, the City Council authorized the Planning Board by resolution to conduct a preliminary investigation study of the Muhlenberg Hospital, Block 13, Lot 38.03, 1252-1354 Randolph Road / 1241-1323 Moffett Avenue. Ms. Giorgianni explained the process and that the process is governed by the Local Redevelopment Housing Law (LRHL) in preparing an area in need of redevelopment/rehabilitation investigation. She talked about the study involves public notice, public hearing, board recommendation to the council, council resolution to accept/reject the recommendation of an area in need of redevelopment/rehabilitation. She talked about eight (8) criteria that make a determination for an area in need of redevelopment, property analysis include visited interior/exterior of the site, research of zoning records/permits/violations, building records/permits/violations, tax records etc. review include master plan, fire, health, police, environmental research records. She talked about the two areas not included in the study and they are Lots 38.01 and 38.02, a brief history of the area and areas of deterioration.
 - After there being no further presentation, The Board, Board Attorney Donato and City Planner Nierstedt asked about redevelopment vs. rehabilitation and eminent domain powers. Ms. Giorgianni explained that the PILOT agreement offers rehabilitation a 5 year benefit and a redevelopment study offers a 30 year. In regards eminent domain includes language as condemnation redevelopment and/or non-condemnation, but does not necessarily mean that eminent domain will take place.
 - Public comment: Steven Kurtz, a representative of JFK health system made comment that he oppose the use of condemnation and urge a non-condemnation area consistent with the report. Debra Russell, of 1333 Chetwynd Avenue, felt that the condemnation will benefit JFK health system financially and not beneficial to the city. Harold Yood, of 1353 Cushing Road asked if condemnation/non-condemnation the responsibility of the developer or present property owner. Nancy Piwowar, of 1129 Myrtle Avenue asked about if the house on the site included. City Planner Nierstedt responded no it has been subdivided out. A concerned resident, of 1333 Chetwynd Avenue expressed concern that if nothing is done to the site; he asked if the city and/or the board obligated to act. The board responded if council does not act nothing happens and the site will sit for many more years and deteriorate. Tom Karchener, of 1115 Prospect Avenue asked about if the title information of the actually property owner correct. Ms. Giorgianne replied that they check the Tax

Assessor's office records. Alan Goldstein, of 939 Madison Avenue asked that the Planning Board really look over the resolution in depth prior to taking any action.

- After there being no further public questions, comments and/or statements, the public portion of the meeting was closed.
- Board members expressed concern about the site that sat for years may discourage property owners and their property values and the affect it can have in the surrounding neighborhood.
- After hearing no further discussion, Chairman Scott Bey entertained a motion. On a motion by Vice Chairman Toth and seconded by Board Member McKenna, the board voted as follows recommending that Block 13, Lot 38.03 "Muhlenberg Property" be determined an area in need of redevelopment by City Council as written.

Scott Bey	Toth	Storch	Baldwin	Fuller	Hall	McKenna	Robertson	El-Amin
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Nine in favor. None opposed. None abstained

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-28	City Engineer – Remington, Vernick & Arango Engineers	2015 Road Improvement Resurfacing of various streets (Contract 2)			South Avenue Gateway Redevelopment Plan

- Reviewing a Capital Project for the Resurfacing of Various Street (Contract 2) – Wendell Bibbs, City Engineer, of Remington, Vernick & Arango Engineers, Secaucus, NJ made a presentation on the 2015-2016 funding for roadways include the following various streets – Frances Lane, Loretta Terrace, Maxson Place, Linbarger Avenue, Shirley Street, Coolidge Street and adam circle. Mr. Bibbs explained that the project total is around \$2 million, some streets will be in 2 phases improving where necessary sidewalk improvements, ADA compliant ramps and some tree removals. The board asked about the tree removal. Mr. Bibbs replied that he will be meeting with the Shade Tree Commission and add the desired tree plantings subject to the Shade Tree Commission's recommendations.
- After hearing no further questions from the board, the meeting was opened for public comments and/or questions. Nancy Jordan, of 1440 Linbarger Avenue asked about start and completions dates. Mr. Bibbs replied that some of the streets will be in 2 phases, but intend to start early spring 2016 and completed by summer of 2016. There being no further discussion, the public portions of the hearing was closed. The board having no further discussion, Chairman Scott Bey entertained a motion. On a motion by Fuller and seconded by Toth

Scott Bey	Toth	Storch	Baldwin	Fuller	Hall	McKenna
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Seven in favor. Two opposed (Robertson, El-Amin) None abstained

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-13	Montrose Molders Corporation	1735 West Front Street	202	1.01	LI Light Industrial Zone

- Board Attorney Donato advised the board that the notice of affidavit and publication of notice are in order and that the board has jurisdiction.

- Kevin Morse, Esq., of Slavin & Morse, LLC, 234 Main Street, Woodbridge New Jersey represented on behalf of the application. Mr. Morse explained that the applicant is requesting preliminary and final site plan approval with variance and design waivers.
- The board accepted the waivers on a motion by Board Member Robertson and seconded by Board Member McKenna.
- William Wilson, Principal Owner, of 25 Howard Street, Piscataway New Jersey was sworn in to provide testimony on behalf of the application. Mr. Wilson explained that the building is an existing distribution warehouse for custom plastics molding business use for about 10 years. He said the hours of operation are from 8:00 a.m. to 4:00 p.m. Monday through Friday, the use of the number of trucks 10 to 12 and employee 5 people.
- Robert Gazzale, Licensed Professional Engineer, of Fisk Associates, 631 Union Avenue, Middlesex New Jersey was sworn in to provide testimony on behalf of the application. Mr. Gazzale described the existing conditions of the site, location in the LI Light Industrial Zone, existing paved driveway, on-site parking for 5 cars, and condition of the sidewalk and curbs some repairs to do and improve existing leader and gutters, add some landscaping, willing to plant street trees and propose lighting.
- Mark Yarrington, Registered Architect, of 676 US Highway Route 202 & 206, Bridgewater New Jersey was sworn in to provide testimony on behalf of the application. Mr. Yarrington explained the architectural features of the building, retaining wall to remain and remove chain-link fence and replace it with wrought iron type.
- Mr. Valentino, Licensed Professional Planner, of 424 Amboy Avenue, Woodbridge New Jersey was sworn in on behalf of the application. Mr. Valentino explained that the property is located in a LI Light Industrial Zone, surrounding area consist of a elementary school, gas station and used car sales, existing conditions indicating front yard setback, bulk variances, over the years the site has been used for outdoor storage and reconstructed with the new addition, improvements include plating of street trees, parking lot area paved with some landscaping, removal of chain-link fence, depressed curb there is no modification, bulk variance flexible C2 analysis presently underutilized to the intent to vitalize and improve in terms of aesthetics.
- After there being no further testimony and reviews of reports, the meeting was opened for public comment. Nancy Piwowar, of 1129 Myrtle Avenue made comment encourages the board approval. She said the truck/trailers have a loading/unloading setback parking and appreciate the building will bring a positive use and investment to the city.
- After there being no further statements from the public, the public portion of the meeting was closed.
- The board made recommendations to forward revised plan indicating all the concerns made subject to the city official reports.
- On a motion by Board Member Baldwin and seconded by Board Member Fuller, the board voted as follows granting preliminary and final site plan approval to construct a one-story square foot building addition to an existing square foot one and two-story distribution warehouse for custom plastics molding business with conditions.

Scott Bey	Toth	Storch	Baldwin	Fuller	Hall	McKenna	Robertson	El-Amin
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Seven in favor. None opposed. None abstained

VIII. OLD BUSINESS

IX. NEW BUSINESS

X. ADJOURNMENT

- There being no further business, the meeting was adjourned at 10:53 p.m. on a motion by Board Member Fuller, seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.9-3-2015

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