



# 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 FEBRUARY 1, 2018**  
**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)**

Chairman Ron Scott Bey called the meeting to order at 7:40 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													Term Of Office													
	Jan 18	Feb 1	Feb 15	Mar 1	Mar 15	Apr 5	Apr 19	May 3	May 17	Jun 7	Jun 21	Jul 5		Jul 19	Aug 2	Aug 16	Sep 6	Sep 20	Oct 4	Oct 18	Nov 1	Nov 15	Dec 6	Dec 20		
Ron Scott Bey, Chairman	P	P	-																							12/31/2020 (4 years)
Horace Baldwin, Vice Chairman	P	P	-																							12/31/2021 (4 years)
Mayor Adrian O. Mapp	-	-	-																							12/31/2021 (Term of Mayor)
Councilman Charles McRae	P	P	-																							12/31/2018 (1 year)
Anthony Howard	P	P	-																							12/31/2018 (1 year)
Siddeeq W. El-Amin	P	P	-																							12/31/2020 (4 years)
Vacancy (succeed Gordon Fuller)	V	V	-																							12/31/2018 (4 years)
Sean C. McKenna	P	P	-																							12/31/2021 (4 years)
William Toth	P	P	-																							12/31/2019 (4 years)
Maritza Hall, Alternate No.1	P	-	-																							12/31/2019 (2 years)
Barry Person, Alternate No.2	P	P	-																							12/31/2018 (2 years)
TOTALS	9	8	-																							

LEDGER: Present (P): Absent (A): Excused (E): Vacancy (V): No Meeting (-)

### OTHERS IN ATTENDANCE

Name	Affiliation
Janine G. 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 comments portion on non-agenda items was closed.

**V. MINUTES** – On a motion by Vice Chairman Baldwin and seconded by Board Member McKenna, the board accepted the reorganization meeting minutes of January 18, 2018 as presented by voice vote from eligible members. The minutes have been adopted into the record.

**VI. RESOLUTION(S) (Memorialization)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2016-27	326-330 East Fourth Street	328-330 East Fourth Street	606	8 and 9	MU Mixed Use Zone District

➤ Chairman Scott Bey asked if board members had 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 Board Member Person, the board voted as follows granting an amendment for preliminary and final site plan approval to demolish a 2.5 story building and construct a new single story metal storage building for a general contractor's business as written.

➤

Scott Bey	Baldwin	El-Amin	Howard	McKenna	McRae	Toth	Person
-----------	---------	---------	--------	---------	-------	------	--------

Eight in favor. None opposed. None abstained.

**VII. DEVELOPMENT APPLICATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2017-19	829 South, LLC	829-881 South Avenue	645	14	TODN South Avenue Redevelopment Plan

1<sup>st</sup> hearing Jan.18, 2018 carried; Feb. 1<sup>st</sup>, 2018 approved

- Joseph Paparo, Esq., of Porzio, Bromberg & Newman, 100 Southgate Parkway, Morristown New Jersey represented on behalf of the application. Mr. Paparo addressed previous testimony from the applicant's engineer, architect and traffic engineer. He explained the previous testimony on circulation, lighting, layout access, architectural design, floor plan layout and unit size of the residential/commercial unit. Mr. Paparo submitted exhibits indicating some concerns of the board regarding residential/commercial entrance/exits, handicap accessible, shared parking, loading/unloading area, balconies and signage.
- Frederick Kincaid, Registered Architect, of Jarmel Kiel Architects and Engineers Inc., 42 Okner Parkway, Livingston New Jersey remains under oath as he was previously sworn in on behalf of the application. Mr. Kincaid submitted Exhibits A5, A6 and A7 depicting revisions dated 2/1/18 to the first floor plan, second floor plan, and elevations plans. Mr. Kincaid explained the revisions show the handicap accessibility closest to the parking space, handicap ramp and retail space. He addressed the retail space and said the square footage was reduced to eliminate the parking variance. Planning Director Nierstedt replied that the retail space required fourteen parking spaces, but by reducing

square footage the applicant removed the parking variance. Mr. Kinkaid addressed making residential unit comply with square footage by reducing the size of the storage units. He addressed the South Avenue elevation adding recessed balconies to the living room area and the plan indicate reduction to scale of the fourth floor.

- Board members asked about drainage to prevent water rush off from the balconies, if magic pac for HVAC units. Mr. Kincaid replied and indicated location of the gutters to collect the water runoff below.
- Board Members asked about shared parking and type of retail tenants.
- Richard Dunn, Project Manager Representative, of 829 South LLC, remains under oath from previous testimony. Mr. Dunn responded to questions in regards to the reduction of retail space said it will not affect marketing strategy and the intent to market retail space as an professional office environment, tax collector, doctor's office or a type of service more inclined to serve the community. He replied in regards to shared parking and that they also own the property next door, currently Family Dollar. He suggested that he has no issue with utilizing the next door parking lot for shared parking.
- Board Members asked about the type of opening/closing of retail door for handicap users. Mr. Dunn replied that they will provide for a motoring opening/closure. Board Members made recommendation that all employees should be directed to park on the property next door in order for parking to be utilized for the residential/retail uses.
- Planning Director Nierstedt reported information regarding a "smart tech" parking system. He briefly explained the methodology of the "smart technology" that keeps count of the number of parking spaces taken and the number of spaces vacant during the day is being proposed in some towns in the future. The will allow for no waste parking spaces.
- The board made recommendations that the applicant add to its lease rules and regulations regarding balconies not to be used as storage and property owners are not to charge tenants for parking.
- Jerome Eben, Licensed Professional Planner, of Jarmel Kiel Architects and Engineers Inc., 42 Okner Parkway, Livingston New Jersey was sworn in on behalf of the application. Mr. Eben briefly stated his qualifications currently a licensed Professional Planner in the State of New Jersey and has testified before Planning and Zoning Boards. Mr. Eben addressed the city Planner's report dated January 10, 2018 and that the applicant is requesting relief from waivers, variances and design standards. He addressed the combined side yard setback and C1 and C2 variance because of the narrowness of the property. He made comment specifically regarding the smaller retail use for a small antique type store. In his opinion a restaurant use will need to meet a greater parking requirement, limited to screening and buffering of the parking area, a reduced retail space eliminated a variance, property in a flood zone, signage and proposed wide curb cut driveway. Mr. Eben concluded that the positive outweigh the negative criteria in this urban/suburban transformation to a healthy and safe neighborhood.
- Planning Director Nierstedt explained in the planner's report concerns regarding the width of the driveway and by reducing driveway width provides for the safety of the pedestrian and it slows down the cars when entering/existing the site. The board made recommendations to add a form of calming device.
- After the board reviewed the planner's report at which time the applicant had no objections to comply with the city Planner's recommendations and other city official reports, Chairman Scott Bey opened the meeting for public questions and/or comments. Hearing none, he entertained a motion to approve or deny this application.
- On a motion by Board Member Toth and seconded by Board Member Howard, the board voted as follows granting preliminary and final site plan approval to demolish a two-story masonry building and a two-story metal building and construct a four-story, mixed-use building. The first floor will contain retail space, the upper floors a total of 70 residential apartments and 84 parking spaces.

Scott Bey	Baldwin	El-Amin	Howard	McKenna	McRae	Toth	Person
-----------	---------	---------	--------	---------	-------	------	--------

Eight in favor. None opposed. None abstained.

- VIII. REDEVELOPMENT STUDY(S)**
- IX. REDEVELOPMENT PLAN(S)**
- X. CAPITAL IMPROVEMENT PROGRAM**
- XI. OLD BUSINESS**
- XII. NEW BUSINESS**
- XIII. ADJOURNMENT**

➤ There being no further business, the meeting was adjourned at 9:18 p.m. on a motion by Board Member El-Amin, seconded by Vice Chairman Baldwin.

Respectfully submitted,

Rosalind Miller  
Planning Board Secretary

PB meeting minutes.2-1-2018