



# 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 OCTOBER 4, 2018**  
**CITY HALL LIBRARY, 515 WATCHUNG AVENUE**

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## 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 7:31 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 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	Term Of Office
Ron Scott Bey, Chairman	P	P	-	P	P	P	P	P	P	E	P	-	P	P	-	P	P	P						12/31/2020 (4 years)
Horace Baldwin, Vice Chairman	P	P	-	E	P	P	P	P	P	P	P	-	P	E	-	P	P	P						12/31/2021 (4 years)
Carmencita Pile, Designee Mayor Adrian O. Mapp	E	E	E	E	E	E	P	P	P	P	P	-	P	E	-	P	P	P						12/31/2021 (Term of Mayor)
Councilman Charles McRae	P	P	-	E	E	P	E	P	P	E	P	-	P	P	-	P	P	P						12/31/2018 (1 year)
Anthony Howard	P	P	-	P	P	P	P	P	P	P	P	-	P	E	-	P	P	P						12/31/2018 (1 year)
Siddeeq W. El-Amin	P	P	-	E	P	P	P	P	E	P	P	-	P	E	-	P	P	P						12/31/2020 (4 years)
Maritza Hall (succeeds Gordon Fuller)	P	E	-	P	E	E	P	E	P	P	P	-	7:44 p	E	-	P	E	P						12/31/2018 (4 years)
Sean C. McKenna	P	P	-	P	P	P	P	E	P	P	P	-	7:38 p	P	-	P	P	P						12/31/2021 (4 years)
William Toth	P	P	-	E	P	P	P	P	E	P	P	-	P	E	-	P	P	P						12/31/2019 (4 years)
Barry Person (succeeds Maritza Hall, Alternate No.1)	P	P	-	P	E	P	P	P	P	P	E	-	P	P	-	E	P	P						12/31/2019 (2 years)
Alma Blanco, Alternate No.2 (succeeds Barry Person)	V	V	-	V	V	V	V	V	V	V	P	-	P	P	-	P	E	P						12/31/2018 (2 years)
TOTALS	9	8	-	5	6	8	9	8	8	8	10	-	11	6	-	10	9	11						

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 portion of the hearing was closed.

**V. MINUTES** – none

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

1. Transit Oriented Development Downtown-West (TODD-W), 225-231 West Second Street, Block 245, Lot 1 Expansion Plan – For the record Board Member Howard was not present at the time of the roll call. Chairman Scott Bey asked for a motion to approve the expansion plan. On a motion by Mayor's Designee Pile and seconded by Board Member Person, the board voted as follows accepting the TODD-W Expansion Plan recommending that city council adopt the plan as written.

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Scott Bey	Baldwin	El-Amin	Hall	Pile	McKenna	McRae	Toth
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Eight in favor. None opposed. None abstained.

2. South Avenue East Redevelopment Study, Block 624, Lots 12&13, Block 625, Lots 28 thru 33 and 35 – Chairman Scott Bey asked for a motion to approve the redevelopment study. On a motion by Mayor's Designee Pile and seconded by Vice Chairman Baldwin, the board voted as follows accepting the South Avenue East Study recommending that city council adopt the study as written.

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Scott Bey	Baldwin	El-Amin	Hall	Howard	Pile	McKenna	McRae	Toth
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Nine in favor. None opposed. None abstained.

**VII. DEVELOPMENT APPLICATION(S)** - none

**VIII. REDEVELOPMENT STUDY(S)** - none

**IX. REDEVELOPMENT PLAN(S)** – Review and discuss a draft of South Avenue East Redevelopment Plan

➤ Michele Delisfort and Shawna Ebanks, both of Nishuane Group LLC made a presentation and addressed a draft plan of the area in need of redevelopment for South Avenue East. Ms. Ebanks addressed council resolution number 278-18 request that the Planning Board review South Avenue East an area in need of redevelopment. She reported that on September 20, 2018 Nishuane Group made a presentation and identified the boundaries on both sides going easterly of South Avenue as Block 624, Lots 12 & 13, 1369-1403, of South Avenue, Block 625, Lots 28, 29, 30, 31, 32, 33, and 35, of South Avenue and Block 625, Lot 35, of Terrill Road. Ms. Ebanks reported that the designated redevelopment area consists of nine (9) parcels within the NC Neighborhood Commercial zone of which there are five (5) commercial properties, three (3) residential properties and one (1) vacant lot. She noted that the area contains commercial activity which includes fast food chains, personal establishments and other mixed uses and an area depicted as a gateway entrance to the city. She observed several challenging issues including vacancies, underutilization of parcels and lack of stagnant businesses. She talked about the goals and objective is to establish design standards, encourage and enhance economic activity, create a vibrant pedestrian friendly neighborhood, set a precedence for smart growth stabilization and consistent with the State Planning Act.

- Ms. Delisfort reported on recent redevelopment in close proximity of the proposed site and that the purpose for this redevelopment is to stay within the guidelines and connect in a way that encourages compact mixed use development. Ms. Delisfort addressed the bulk requirement standards, height, number of stories, front yard setback, side yard and combined side yard setback, maximum density sufficient for residential/commercial units, studio, one and two bedroom units, parking ratio with the exception of convenience stores as commercial activity and in accordance with the zoning ordinance 17:9-42. She said this will create a compact mixed use development, and diversity, create a transit oriented development hub even though the area is not in a TOD hub zone. She addressed design standards which include the massing of buildings encouraged to reduce the bulk of the building, materials and architectural standards which allow for the Planning Board and City Planner the flexibility to require the applicant to be more creative when preparing plans for site plan approval and service standards requirement loading/unloading to the rear of a property. Ms. Delisfort reported that the study included reviews of municipal findings, master plan, zoning ordinance, sign ordinance, incorporated design guidelines of TOD areas and NJDOT standards that encourages pedestrian activity and best uses for the properties with the study area.
- Board members had some discussion regarding a stand-alone residential lot and permitting a gas station use in the redevelopment.
- After there are no further discussion, Chairman Scott Bey opened the meeting for public questions/comments and/or statements.
- Richard Linsky, of 310 Hillcrest Avenue, Plainfield NJ asked about parking spaces for residence and visitors may not be enough for studio, 1, and 2 bedroom apartments in the area.
- Ms. Delisfort responded that typically in a TOD area which is within a quarter mile of the train station is to commute using transit.
- Board Attorney Bauer advised that the plan indicate proposed table of the required vs. proposed bulk requirements. After there being no further public comments, the public portion of the hearing was closed.
- There being no further discussion of the board, Chairman Scott Bey entertained a motion. On a motion by Councilman McRae, and seconded by Mayor's Designee Pile, the board voted as follows recommending South Avenue East Study be designated as an area in need of redevelopment as corrected.

➤	Scott Bey	Baldwin	Pile	McRae	Person
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Five in favor. Four opposed. (El-Amin; Hall; McKenna; Toth) One abstained (Howard).

**X. CAPITAL IMPROVEMENT PROGRAM**

**XI. CAPITAL PROJECT REVIEW**

**XII. OLD BUSINESS**

**XIII. NEW BUSINESS**

**XIV. ADJOURNMENT**

- There being no further business, the meeting was adjourned at 9:10 p.m. on a motion by Board Member Baldwin, seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller  
Planning Board Secretary

PB meeting minutes.10-4-2018

Phone: (908) 753-3486 \* Fax: (908) 226-2587 \* Website: [www.painfieldnj.gov](http://www.painfieldnj.gov)