



# 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 NOVEMBER 1, 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 7:47 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	P	P	-			12/31/2020 (4 years)
Horace Baldwin, Vice Chairman	P	P	-	E	P	P	P	P	P	P	P	-	P	P	-	P	P	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	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	P	P	-			12/31/2018 (1 year)
Anthony Howard	P	P	-	P	P	P	P	P	P	P	P	-	P	E	-	P	P	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	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	P	-	-			12/31/2021 (4 years)
William Toth	P	P	-	E	P	P	P	P	E	P	P	-	P	E	-	P	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	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	-	P	-			12/31/2018 (2 years)
<b>TOTALS</b>	9	8	-	5	6	8	9	8	8	8	10	-	11	6	-	10	9	11	8	9	-			

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

**OTHERS IN ATTENDANCE**

<b>Name</b>	<b>Affiliation</b>
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** – On a motion by Vice Chairman Baldwin and seconded by Councilman McRae, the board accepted the meeting minutes of August 2, 2018 and September 6, 2018 and September 20, 2018 as presented by voice vote from eligible members. The meeting minutes have been adopted into the record.

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

**VII. DEVELOPMENT APPLICATION(S)**

**VIII. REDEVELOPMENT STUDY(S)** – Review and discuss Draft Area In Need of Redevelopment Investigation – Downtown West Front Study

- Chairman Scott Bey made comment that this is a continuation of the study indicating some revision made which includes comments of the board from the previous board meeting. He asked if the board had any more comments and/or questions. Board Members addressed the study area map depicting a sliver of space which seems like a drive way parking lot.
- Candelaria Zavala, of 444 West Front Street expressed concern about rumors to take her house. Chairman Scott Bey replied that study is a non-condemnation plan meaning that the municipality would not use its power through eminent domain, but is a study in need of redevelopment and then the next step is a plan. He said that proposed plan will indicate uses and that the public will have the opportunity to view the proposed plan once it come forth. Ms. Zavala said she will like to see improvements.
- Sam Paredy, of 406 West Front Street said his property is in the redevelopment area, but asked if the property owners will receive monies to fix up their properties. Chairman Scott Bey reiterated that there is a redevelopment study and is not the taking of property and the city is not responsible for fixing up property. But if there are any city citations, it is the property owner’s responsibility to fix it.
- Shawna Ebanks, Associate, of Nishuane Group LLC responded to questions regarding the study indicating that the actual site visit depicts what was seen in order to qualify for an area in need of redevelopment. In response to some financial benefits, there may be tax abatements. City Planner Nierstedt responded also to financial benefits indicating a sign & façade program for businesses located in the Urban Enterprise Zone. He said the contact is Department of Economic Development office.
- After there being no further questions/comments of the public, 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 Mayor’s Designee Pile and seconded by Councilman McRae, the board voted as follows granting an area in need of redevelopment for Downtown West Front study as written.

➤	Scott Bey	Baldwin	El-Amin	Howard	Pile	McRae	Person
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Seven in favor. None opposed. None abstained.

**IX. REDEVELOPMENT PLAN(S)**

**X. CAPITAL IMPROVEMENT PROGRAM**

**XI. CAPITAL PROJECT REVIEW – Road Improvement for Reconstruction of Spring and Lake Streets (Application No.PB-201831) - Engineering**

- Doug Johnson and Joe Barbadora, both Engineering Representatives, of Remington & Vernick & Arango Engineers, Inc., Cinnaminson, NJ made a presentation of the Capital Project Review for reconstruction of Spring Street & Lake Street. Mr. Johnson addressed a summary of the project and plans received by the Planning Division dated October 25, 2018. He talked about the proposal for both Lake Street starting from Hillside Avenue to Pine Street and Spring Street starting from Lake Street to the end which the improvements includes concrete curb, and installation of ADA compliant curb ramps, replacement of existing concrete driveways, removal/replacement of street trees, stabilize and overlay.
- Mr. Barbadora responded to the question regarding existing conditions and that Lake Street is gravel and Spring Street is unimproved. The Board and City Planner asked about if sidewalk is continuous. Mr. Barbadora replied that there are some spaces due to areas where there is a large tree on Lake Street, but Spring Street no sidewalk or curbing.
- The Board and City Planner Nierstedt expressed concern regarding water runoff and curbing to be installed on Spring Street. Mr. Nierstedt asked about tree planting. Mr. Johnson responded that they will comply subject to the Shade Tree Commission recommendations. The Board asked about the funding source, start and completion dates. Mr. Johnson responded they anticipate construction during the spring of 2019. The estimated construction cost totals \$221,977.60 and the 2018 NJDOT Trust Fund Grant money total \$198,000.00.
- After there being no further discussion, Chairman Scott Bey opened the meeting for public questions and/or comments. Hearing none, the public portion of the hearing was closed.
- Chairman Scott Bey asked if the board had any further discussion, hearing none, he entertained a motion.
- On a motion by Board Member Toth and seconded by Mayor's Designee Pile, the board voted as followings granting Capital Project Review for reconstruction of Spring Street & Lake Street with the stipulations.
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Scott Bey	Baldwin	El-Amin	Howard	Pile	McRae	Toth	Person	Blanco
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Nine in favor. None opposed. None abstained.

**XII. OLD BUSINESS**

**XIII. NEW BUSINESS**

**XIV. ADJOURNMENT**

- There being no further business, the meeting was adjourned at 8:47 p.m. on a motion by Mayor's Designee Pile, seconded by Vice Chairman Baldwin.

Respectfully submitted,

Rosalind Miller  
Planning Board Secretary

PB meeting minutes.11-1-2018

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