



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 DECEMBER 20, 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	-	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	-	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	-	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	-	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	-	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	-	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	-	-	-	P	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	-	-	P	-	12/31/2021 (4 years)
William Toth	P	P	-	E	P	P	P	P	E	P	P	-	P	E	-	P	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	-	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	-	P	P	12/31/2018 (2 years)
TOTALS	9	8	-	5	6	8	9	8	8	8	10	-	11	6	-	10	9	11	8	9	-	11	7	

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. Chairman Scott Bey asked if there were any question and/or corrections to the resolution for memorialization. Hearing none, he entertained a motion. On a motion by Board Member El-Amin and seconded by Board Member Person, the board voted as follows granting an Area In Need of Redevelopment Study for Downtown West Front Street as written.

BLOCK	LOT(S)	LOCATION
236	1, 2.01, & 3	501–515 West Front Street
239	1-4, 5.01, 7 & 8	425-477 West Front Street
239	25	107-109 Liberty Street
240	3 -6, 8-10	462-524 West Front Street
241	3-8, 9.01, 10-15	400-444 West Front Street
242	1-3	401-419 West Front Street

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Scott Bey	Baldwin	El-Amin	McRae	Person	Blanco
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Six in favor. None opposed. None abstained.

2.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2018-31	City Capital Improvement Project	Spring Street and Lake Street			

➤ Chairman Scott Bey asked if there were any question and/or corrections to the resolution for memorialization. Hearing none, he entertained a motion. On a motion by Board Member El-Amin and seconded by Vice Chairman Baldwin, the board voted as follows granting an Capital Improvement Project for Reconstruction of Spring Street and Lake Street as written.

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Scott Bey	Baldwin	El-Amin	McRae	Person	Blanco
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Six in favor. None opposed. None abstained.

VII. DEVELOPMENT APPLICATION(S)

VIII. REDEVELOPMENT STUDY(S) – Review and discuss Draft Area In Need of Redevelopment Investigation for East Third Street Study

- Shawna Ebanks, Associate, of Nishuane Group LLC made a presentation for the Area in need of Redevelopment Investigation for East Third Street Study Expansion. Ms. Ebanks reported that the area in need of redevelopment study was adopted by council resolution dated May 14, 2018 to investigate Blocks 305, 306 and portions of 307, and Lots 1, 2.01, 19, 20.10, 23, 24.01, 26-28, 20, 29.01 and 31.0. She addressed the existing redevelopment area and the added parcels that meet the LRHL (Local Redevelopment and Housing Law) criteria's A thru H depicting a range of conditions that have an impact to the general health, safety, and welfare of the community.
- She noted if the study is granted it would be a non-condemnation plan meaning that the municipality would not use its power through eminent domain. Ms. Ebanks reported on the facts of finding showing that there are a mixture of uses related to light industrial, commercial uses and residential properties. The study area depicts one, two and three story buildings, also one and two family residential dwellings. She reported that some buildings do not meet the lot size coverage, some nonconforming uses, fencing, existing uses consists of auto repair related and parking lots. She talked about the exterior structures that are in fair condition, vacant properties in need of property maintenance, sidewalk/walkways in need of major repairs, inadequate buffering, lack of landscaping, lack of poor drainage due to impervious coverage, lack of lighting and damaged driveway aprons. She talked about the existing land use consists of 8 residential properties, 10 vacant properties, 5 commercial, 4 industrial and 3 institutional properties of which one is a parking lot.
- Ms. Ebanks reported that she received data from various departments that included violations, back taxes, one brownfield contaminated site. The LRHL includes the smart growth criteria and is considered in the Urban Enterprise Zone (UEZ), is within a ¼ mile of the train station, a park, a school and several day care centers. In conclusion they recommend that the study area be in need of redevelopment.
- Board members asked about one commercial property not shown as included in the study. After there being no further questions and/or comments from the board, Chairman Scott Bey opened the meeting for public questions and/or comments.
- Tony Caruso, of 346 East Third Street asked about the projected mixed uses for the redevelopment area. Chairman Scott Bey replied that this is a study only to determine the area in need of redevelopment and that currently, there is no redevelopment plan to answer the question. Caesar Teran, of 406 East Third Street asked if his property is included. Ms. Ebanks replied that property may have been included in the prior redevelopment study, if it is not shown in this expanded study. Chairman Scott Bey reiterated that there is no plan for any individual property and that this is a study only to determine the area in need of redevelopment.
- After there being no further questions and/or comments from the public, the public portion of the hearing was closed.
- Board Members asked if the motion can include a piece of commercial property that was not included in the study. Board Attorney Bauer advised the board that a separate motion can be made recommended to council to include additional property. A motion can only be made for the study that is on the table.
- Chairman Scott Bey entertained a motion for the in need of redevelopment study for East Third Street. On a motion by Vice Chairman Baldwin and seconded by Councilman McRae, the board voted as follows granting an Area In Need of Redevelopment for East Third Street Study Expansion as written.



Scott Bey	Baldwin	El-Amin	Hall	McRae	Person	Blanco
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Seven in favor. None opposed. None abstained.

- On a motion by Board Member El-Amin and seconded by Board Member Hall, the board voted as follows recommending to council to include one property to the East Third Street Study expansion.



Baldwin	El-Amin	Hall	McRae	Person	Blanco
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Six in favor. One opposed (Scott Bey). None abstained.

IX. REDEVELOPMENT PLAN(S) - none

X. CAPITAL IMPROVEMENT PROGRAM - none

XI. CAPITAL PROJECT REVIEW – none

XII. OLD BUSINESS - none

XIII. NEW BUSINESS - none

XIV. ADJOURNMENT

- There being no further business, the meeting was adjourned at 8:14 p.m. on a motion by Board Member El-Amin, seconded by Board Member Person.

Respectfully submitted,

Rosalind Miller
 Planning Board Secretary

PB meeting minutes.12-20-2018

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