

Meeting Minutes
Thursday, April 5, 2012 at 8:00 p.m.
Plainfield City Hall Library, 515 Watchung Avenue
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I. CALL TO ORDER

Chairman Robertson called the meeting to order at 8:17 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, 10:4-6 et seq.

This is a regularly scheduled meeting of the Board."

III. ROLL CALL

| Name | Jan 19 reorg | Feb 2 | Feb 16 | Mar 1 | Mar 15 | Apr 5 | Apr 19 | May 3 | May 17 | Jun 7 | Jun 21 | Term Expires |
|--|--------------|--------|--------|--------|--------|-------|--------|-------|--------|-------|--------|---------------------------------------|
| Ken Robertson, Chairman | P | P | P | P | P | P | | | | | | 4 years (12/31/2012) |
| Ron Scott Bey, Vice Chairman | P | P | P | E | P | P | | | | | | 4 years (12/31/2012) |
| Sgt. James Abney | - | P | 8:20 p | E | E | P | | | | | | 1 year (12/31/2012) |
| Horace Baldwin | P | P | P | P | P | P | | | | | | 4 years (12/31/2013) |
| Gordon Fuller | P | P | P | P | P | P | | | | | | 4 years (12/31/2014) |
| Sidney Jackson | P | P | P | P | E | P | | | | | | 4 years (12/31/2013) |
| Mayor Sharon Robinson-Briggs Barbara James (Designee) | P | P | P | P | P | P | | | | | | Term of Mayor 4 years (12/31/2013) |
| Councilman William Reid | P | 8:11 p | P | E | P | E | | | | | | 1 year (12/31/2012) |
| William Toth | P | P | P | P | P | E | | | | | | 4 years (12/31/2015) |
| Willie B. Faulks, Jr., Alternate No.1 | - | P | E | 8:24 p | E | E | | | | | | 2 years (12/31/2014) |
| Sandra Chambers, Alternate No.2 | P | E | P | P | E | E | | | | | | 2 years (12/31/2013) |
| TOTAL ATTENDANCE | 9 | 9 | 10 | 8 | 7 | 7 | | | | | | |

A-Absent: E - Excused: No appointment (--)

IV. OTHERS IN ATTENDANCE

| Name | Affiliation |
|----------------------|--------------------------|
| Michele Donato, Esq. | Board Attorney |
| Bill Nierstedt | Staff, Planning Director |
| Rosalind Miller | Board Secretary |

V. MINUTES - none

VI. RESOLUTION(S) (Memorialization)s - none

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VII. DEVELOPMENT APPLICATION(S)

1)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|-----------------|---------------------|--|-------|----------------|---|
| PB-11-21 | McDonald's USA, LLC | 1273-1297 & 1247-1271 South Avenue | 624 | 4.01 & 4.02 | NC Neighborhood Commercial Zone District |

- Board Attorney Donato reported she reviewed the notice of publication and affidavit of services and found them to be in order and that the board has jurisdiction.
- John Marmora, Esq. of K&L Gates LLP, One Newark Center, Newark New Jersey represented the applicant. Mr. Marmora explained that the applicant is requesting waiver from completeness items, relief from supplementary zoning regulations, waivers from site plan design and performance standards, preliminary and final site plan approval to remodel an existing McDonald's restaurant by adding an 82 square foot vestibule making the total building size 3,802 square feet. The site improvements include the addition of a one-way exit drive, elimination of 21 parking spaces, the addition of a second drive-thru service lane, and new signage.
- Property Owner Angela Adderley was sworn in to testify on behalf of the application. Ms. Adderley talked about the current operations of the restaurant vs. proposal to remodel interior of the lobby and restrooms. She said the proposal is to add a 2nd drive-thru with same signage that is currently there.
- Bradford Bohler, PE Licensed Engineer, of Bohler Engineering, 35 Technology Drive, Warren New Jersey was sworn in to testify on behalf of the application. Mr. Bohler reported that he is a Licensed Professional Engineer in the State of New Jersey and said he testified before in Toms River and Howell New Jersey. The Board accepted the credentials of Mr. Bohler as a professional engineer. Mr. Bohler submitted exhibits A1 and A2 of colored renderings of the elevations, Exhibit A3 color rendering of site plan sheet No.3 showing 80 square feet bump-out to the front of the building, exhibit A4 is a 2001 approved lighting plan marked with a proposal shifting two (2) light poles in the rear area for truck turnaround space and exhibit A5 of 3 pages of nine (9) photographs including aerial map. He talked about the existing conditions regarding the number of parking spaces on Lot 4.02 a total of 34 and 12 parking spaces in the leased area on Lot 4.01, one-way traffic circulation, 1 menu board in the rear. He said the applicant is proposing to remodel an existing McDonald's restaurant by adding an 82 square foot vestibule making the total building size 3,802 square feet. The site improvements include the addition of a one-way exit drive, elimination of 21 parking spaces, the addition of a second drive-thru service lane in the rear of the property, and new signage. He said that there will be two (2) entrance in the front and the side of the building, new signage includes a pre-sale menu board, 2 menu order boards, a side-by-side double drive-thru and some landscaping.

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- Chairman Robertson asked if the board had any questions and/or comments. Board Member Jackson asked if the lobby area will be diminished. Ms. Adderley replied the number of seating remain the same. Vice Chairman Scott Bey expressed concern in the loss of 21 parking spaces could result in an overflow in the dining area. Board Member Baldwin reported of a McDonald's restaurant on Route 22, Scotch Plains with a similar lay-out of a double drive-thru. Chairman Robertson expressed concern about the car movement from the menu board.
- The Board addressed both the City Planner's report dated March 27, 2012 and the Board Engineer's report dated April 4, 2012. Board Member Fuller made comment about the drainage due to the slope from the Railroad and asked if drainage is piped thru the property. Mr. Bohler replied yes, the drainage is piped thru the property.
- The Board, Board Attorney Donato and City Planner Nierstedt had some extensive discussion in regards to truck turning template, the parking, one-way drive-in and out, lighting, refuse, loading/unloading and signage.
- Mr. Bohler replied in regards to the truck turnaround they are proposing to relocate 2 utility poles and a new driveway exit for better circulation, refuse area remain same, loading/unloading operates twice a week during off peak hours. Mr. Bohler said that the supervisor will asked employees to move cars until the unloading is done.
- John McDonough & Associates, Licensed Professional Planner, of Morris Plains New Jersey testified on behalf of the application. Mr. McDonough has testified throughout the County of Union, City of Elizabeth and the Borough of Cranford New Jersey. He addressed the LUO sections 17:9-51f2 regarding the sign variances. He talked about flexible "C2" no substantial detriment to the public. City Planner Nierstedt read section of the LUO sign regulations.
- Robert Goldman, Registered Architect, of 419 North Charles Street, Baltimore Maryland testified on behalf of the application. Mr. Goldman said that he have testified before planning board's throughout New Jersey. The Board accepted Mr. Goldman credentials as a Registered Architect. Mr. Goldman addressed the sign variance. The board had extensive discussion on sign variances. Vice Chairman Scott Bey expressed concern of the roof sign. City Planner Nierstedt read the section of code on the roof sign which is prohibited. Mr. Goldman replied it is more of a design wall mounted sign and not on the roof.
- City Planner Nierstedt addressed his report in regards to the proposed 34 sign variances. There was extensive discussion in regards to the existing vs. the proposed free standings signs, pre-sale, menu board signs, height of the signs, vertical dimension, window signs proposed, but are not permitted. City Planner Nierstedt said that the code anticipates three issues - size, number and location provides facades changes. Mr. Goldman reported that this is a "National Rebranding Program" and in his opinion this proposal is actually a one script type sign, pedestrian friendly, marked entrance with welcome signs and logo arch signs.

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- After hearing no further testimony from the professionals, Chairman Robertson opened the hearing for public questions and/or comments. Hearing none, he asked if the board had any further questions, comments and/or recommendations. The board made recommendations to review signs with City Planner Nierstedt, work with T&M Associates in regards to the drainage plan, provide revised lighting plans, relocation of 2 utility poles, and revise driveway shown one-way in and one-way out. The Board carried this application to their May 3rd, 2012 meeting. Chairman Robertson announced that there will be no further notice.
- 2) Capital Project Review – Plainfield Board of Education Hub Stine Field – Proposal for two (2) turf fields for football and soccer-Gary Ottman, Executive Director, Bernard Lamm, Licensed Professional Engineer and Robert Black, Landscape Architect made a presentation on behalf of the application.
- Mr. Black made a presentation about the 16 tennis courts that currently, will remain in present condition, the running track was resurfaced a few years ago will remain in present condition, bleachers, field events area, parking and field house, baseball field, girls softball field, multi-use soccer and football field. Mr. Black proposing to pave the field area with synthetic turf, currently polyurethane and granules, relocate long triple jumps, javelin through area, natural grass area, a total of three (3) shot punt area, disc area and proposal for portable stands to be removable from event to event.
 - Vice Chairman Scott Bey asked if the proposal include the existing locker room. Mr. Ottman responded that they will return before the board for a new lower field house for new restrooms and locker rooms.
 - Mr. Black talked about prior to putting synthetic turf they are seeking to run the lighting infrastructure for the lights underneath the turf and light pole foundation. He said in regards to the lighting scheme there 4-pole lighting scheme, 2-poles on visitor side, 2-poles on home side, single pole of 70-feet high and a minimum of 40-foot candles. He said also, they are looking for 40-foot candles for lower fields and said that all lights will not be on all at once and will be zoned differently. Vice Chairman expressed concern in regards to lighting of the multi-fields lights, different heights and view of sport events will need to show revised lighting plan. He expressed concern about overflow of lighting into the surrounding neighborhoods. Mr. Black reported they are working with a lighting facility “Musco” and that they use 50% of spill light. Board Member Abney also expressed concern in regards to height of the poles. After hearing no further discussion, Chairman Robertson opened the hearing for public questions/comments. Hearing none, the board carried this application to their April 19, 2012 meeting.

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VIII. OLD BUSINESS – none

IX. NEW BUSINESS - none

X. ADJOURNMENT

- There being no further business, the meeting was adjourned at 11:12 p.m. on a motion by Board Member Fuller, seconded by Board Member Jackson.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary
PB minutes.4-5-2012