



CITY OF PLAINFIELD

PLANNING BOARD
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NJ 07061



ADRIAN O. MAPP
MAYOR

Ron Scott Bey, Chairman
William Toth, Vice Chairman

MEETING MINUTES
THURSDAY FEBRUARY 20, 2014
CITY HALL LIBRARY, 515 WATCHUNG AVENUE

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I. CALL TO ORDER

Chairman Scott Bey called the meeting to order at 7:17 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, N.J.S.A. 10:4-6 et seq. This is a regularly scheduled meeting of the Board.

III. ROLL CALL

Name	Jan 16 reorg	Feb 6	Feb 20	Mar 6	Mar 20	Apr 3	Apr 17	May 1	May 15	Jun 5	Jun 19	Term Of Office
Ron Scott Bey, Chairman	P	P	P									12/31/2016 (4 years)
William Toth, Vice Chairman	P	P	P									12/31/2015 (4 years)
Mayor Adrian O. Map John Stewart (Designee)	P	P	-									12/31/2017 (Term of Mayor)
Councilman Cory Storch	8:10p	P	-									12/31/2014 (1 year)
Lt. James Abney	V	7:30 p	P									12/31/2014 (1 year)
Horace Baldwin	V	P	8:15 p									12/31/2017 (4 years)
Gordon Fuller	P	P	P									12/31/2014 (4 years)
Ken Robertson	P	P	P									12/31/2016 (4 years)
Emmett Swan	V	P	P									12/31/2017 (4 years)
Sean C. McKenna, Alternate No.1	V	P	P									12/31/2015 (2 years)
Sandra Chambers, Alternate No.2	P	P	-									12/31/2014 (2 years)
TOTAL ATTENDANCE	7	11	8									

P-Present: V-Vacancy: -- No meeting

IV. OTHERS IN ATTENDANCE

Name	Affiliation
Peter Vignuolo, Esq.	Board Attorney
Bill Nierstedt	Planning Director
Rosalind Miller	Board Secretary

V. **MINUTES** – On a motion Board Member Fuller, seconded by Vice Chairman Toth, the board voted as follows to accept the meeting minutes of February 6, 2014 as presented.

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

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-13-26	RSR Four, LLC	1-15 Clinton Avenue/1300-1312 Front Street (Corner Lot)	218	26	NC Neighborhood Commercial Zone

➤ Board Attorney Vignuolo advised the board of some minor changes. There being no further discussion, Chairman Scott Bey entertained a motion. On a motion by Board Member Robertson and seconded by Vice Chairman Toth, the board voted as follows granting preliminary site plan approval to construct a Dunkin Donuts restaurant with a drive-thru, seating for 23 people, and on-site parking for 12 vehicles as stipulated.

Name	Aye	Nay	Abstain
Ron Scott Bey, Chairman	X		
William Toth, Vice Chairman	X		
John Stewart, Mayor's Designee			
Cory Storch, Councilman			
James Abney	X		
Horace Baldwin			
Gordon Fuller	X		
Ken Robertson	X		
Emmett Swan			
Sean McKenna, Alternate #1			
Sandra Chambers, Alternate #2			

Five in favor. None opposed. No abstentions.

VII. **PUBLIC COMMENTS ON NON-AGENDA ITEMS** – Limited to 2 minutes maximum per comment (Subject to change by the Board Chairman) – Chairman Scott open the meeting for public comments on non-agenda items. None heard the public portion on non-agenda items closed.

VIII. **DEVELOPMENT APPLICATION(S)** – none

IX. **OLD BUSINESS** –none

X. **NEW BUSINESS-**

1. Review and discussion of the Resurfacing of West Third Street – Presentation by City Engineer Jackie Foushee, of Remington & Vernick Engineers

- Ms. Foushee reported on the resurfacing of the FY2013 NJDOT Trust Fund and CDBG PY 39 for the Resurfacing of West Third Street (Phase I) from the Piscataway border limit has been awarded a contract and has been scheduled to advertise 3/3/14 and bids received by 3/20/14. Currently, they are in the process of being reviewed by the New Jersey Department.
- Board Member Robertson asked about a previous map indicating roads that were completed / not completed showing arterial/collectors roads. Ms. Foushee reported that currently, their annual contract has not been renewed and hopefully, in March once renewed she recommended she will be able to get documents in order to submit all together. Board Members questioned if amendments to the capital project will affect roadways that were damaged from the storm vs. roadways that have not been accomplished.
- Ms. Foushee replied that there are some monies available from contracts 1, 2, 3 and 4 for next year's program and that some roadways were alternates without increasing the cost. She reported that she has spoken with Superintendent John Louise in regards to COOP for short term patching whereas cost was already established to get road repair done quicker and the long term involve going out to bid.
- City Planner Nierstedt asked about the \$100,000 matching grants of DOT. Ms. Foushee replied not until the CIP is approved.
- Ms. Foushee explained the proposed improvements include new curb and/or replacement of existing curb/ sidewalks where needed, ADA compliant curb ramps, installation of detectable warning surfaces as per DOT requirements, upgrades to inlet structures and castings, for every tree removal 2 trees are replaced, only remove trees that are diseased and/or dying. She said that she has been in contact with Chair of the shade tree commission and there will be recommendations for location of tree plantings. She talked about also adding striping, street signs, speed signs; city ordinance requires public notice by postcard to utility companies and residents. Also, contractors post notices 48 hours prior to construction. Utility companies are getting much better with their dialogues and that the 5 year moratorium remains in effect.
- After there being no further discussion from the Professionals, Chairman Scott Bey opened the meeting for public comments and/or questions. Hearing none, the public portion of the hearing was closed.
- Chairman Scott Bey opened the meeting for discussion of the board. Hearing none, he entertained a motion. On a motion by Board Member Robertson and seconded by Board Member Abney, the board voted as follows granting the FY2013 NJDOT Trust Fund and CDBG PY 39 Resurfacing of West Third Street (Phase I) as stipulated.

Name	Aye	Nay	Abstain
Ron Scott Bey, Chairman	X		
William Toth, Vice Chairman	X		
John Stewart, Mayor's Designee			
Cory Storch, Councilman			
James Abney	X		
Horace Baldwin			
Gordon Fuller	X		
Ken Robertson	X		
Emmett Swan	X		
Sean McKenna, Alternate #1	X		
Sandra Chambers, Alternate #2			

Seven in favor. None opposed. No abstentions.

2. Discussion Items

- **By-Laws** – Chairman Scott Bey addressed amendments to the By-Laws in regards to the time change from 8:00 p.m. to 7:00 p.m. and that amendments distributed to each member of the board at least thirty days from the date of adoption. Chairman Scott Bey entertained a motion to adopt the by-laws. On a motion by Vice Chairman Toth and seconded by Board Member Robertson, the board voted as follows to adopt amendments to the by-laws as written.

Name	Aye	Nay	Abstain
Ron Scott Bey, Chairman	X		
William Toth, Vice Chairman	X		
John Stewart, Mayor's Designee			
Cory Storch, Councilman			
James Abney	X		
Horace Baldwin			
Gordon Fuller	X		
Ken Robertson	X		
Emmett Swan	X		
Sean McKenna, Alternate #1	X		
Sandra Chambers, Alternate #2			

Seven in favor. None opposed. No abstentions.

- **Subcommittee** – Chairman Scott Bey created subcommittee and will chair the CIP with Board Member Robertson and Board Member McKenna. Vice Chairman Toth will chair the TOD-West End along with Board Member Fuller and Board Member Abney. Board Member Chambers will chair the Zoning Ordinance subcommittee with Board Member Baldwin and Board Member Swan.
- **Downtown Parking** – City Planner Nierstedt asked to make recommendation to forward a letter to the administration and council regarding priority list of projects to advance the downtown parking study area. He said cost estimates include reviews of the existing parking, development through TOD ordinance, number of parking spaces, and creation of parking authority, recommendation for financing the parking deck, site plan reviews and contribution for the parking deck. Chairman Scott Bey

expressed some concern that council need to be aware of the parking study as a need of improvements in the downtown area.

- Boarded Up Homes – City Planner Nierstedt talked about foreclosed properties that should not remain vacant. The board had some discussion initiate properties not remain vacant, new properties sold, ask administration/ housing authority, neighborhood groups, encourage banks to not allow vacant properties to remain, review the abandon property law act and prepare letter on those regulations and then make it a public document.
- Open Space – City Planner Nierstedt talked about advancing open space element indicated in the 2009 master plan. He talked about rehabilitation a wooded area at East Ninth Street and the purchase of property to advance neighborhood parks and the use of funds for recreational purposes in the city. Board Member Robertson made a suggestion to add in the letter regarding the “Lampkin House” and merge use of an easement along the brook and lock in any future development and green brook trail. There has been previous discussion regarding Tiers pond behind the former Macy’s parking lot. There has been discussion in regards to working with current property owners to advance in the land swap received grant from county and place property on the state national register of historic places.
- Redevelopment Plan – City Planner Nierstedt talked about the need to revisit 1) Marino’s Tract; 2) E. 3rd Street; 3) Tepper’s and recommendation to close-out Park Madison.
- After hearing no further discussion, Chairman Scott Bey opened the meeting for public comments.
- Bernice Paglia, of 124 East Seventh Street made comment in regards to Lot 6 and if it will be part of study. Also, if there is any resolution regarding shared services with UCIA parking deck.
- Joint Board Meeting – Scheduled for Saturday March 15, 2014 from 9:00 a.m. To 12 noon at City Hall Library.
- Chairman Scott Bey made an announcement that there are no development applications scheduled for March 6, 2014, therefore the meeting has been cancelled.

XI. ADJOURNMENT

- There being no further business, the meeting was adjourned at 8:19 p.m. on a motion by Board Member Fuller, seconded by Board Member Robertson.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary
PB meeting minutes.2-20-2014

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