



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 17, 2016
CITY HALL LIBRARY, 515 WATCHUNG AVENUE
 * * * * *

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)

Planning Board Chairman Scott Bey called the meeting to order at 7:40 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 21	Feb 4	Feb 18	Mar 3	Mar 17	Apr 7	Apr 21	May 5	May 19	Jun 2	Jun 16	Jul 7	Jul 21	Aug 4	Aug 18	Sep 1	Sep 15	Oct 6	Oct 20	Nov 3	Nov 17	Dec 1	Dec 15	Term Of Office
Ron Scott Bey, Chairman	P	-	P	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P	P			12/31/2016 (4 years)
Horace Baldwin, Vice Chairman	P	-	P	P	P	P	P	E	P	P	P	-	P	P	P	P	P	P	P	P	P			12/31/2017 (4 years)
Mayor Adrian O. Map John Stewart (Designee)	P	-	A	A	P	P	P	P	P	E	P	-	P	P	E	E	E	P	E	E	-			12/31/2017 (Term of Mayor)
Councilwoman Gloria Taylor	V	-	A	P	P	P	P	E	E	P	E	-	7:53 P	7:55 P	E	E	E	A	A	E	-			12/31/2016 (1 year)
Anthony Howard (succeeds Ronald Johnson)	P	-	P	P	P	P	P	P	P	8:15 P	P	-	P	E	E	P	P	P	P	P	P			12/31/2016 (1 year)
Gordon Fuller	P	-	P	P	E	E	E	P	P	P	E	-	7:52 P	P	E	P	P	P	P	E	-			12/31/2018 (4 years)
Sean C. McKenna (succeeds Emmett Swan-resigned)	P	-	P	P	P	P	P	P	P	P	P	-	8:00 P	P	P	P	P	P	P	P	P			12/31/2017 (4 years)
Siddeeq W. El-Amin (succeeds Ken Robertson)	P	-	E	P	E	P	P	V	V	V	V	-	P	P	P	P	P	P	P	P	P			12/31/2016 (4 years)
William Toth	V	-	P	P	A	P	P	P	E	P	E	-	P	P	P	P	P	E	P	P	P			12/31/2019 (4 years)
Maritza Hall, Alternate No.1	P	-	A	A	A	E	E	P	P	E	E	-	P	E	P	P	P	E	E	P	P			12/31/2017 (2 years)
Barry Person, Alternate No.2 (succeeds Siddeeq W. El-Amin)	P	-	P	P	P	P	E	P	P	E	P	-	V	V	P	P	P	P	E	P	-			12/31/2016 (2 years)

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

OTHERS IN ATTENDANCE

Name	Affiliation
Janine 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 meeting was closed.

V. MINUTES – On a motion by Board Member Toth and seconded by Board Member El-Amin, the board accepted September 15, 2016 meeting as presented by voice vote from eligible members, has been adopted.

VI. RESOLUTION(S) (Memorialization)

1) **South Avenue Netherwood in Need of Redevelopment Study** - After the board reviewed the resolution, Chairman Scott Bey entertained a motion. On a motion by Board Member McKenna and seconded by Vice Chairman Baldwin, the board voted as follows to recommend to Council to adopt An Area In Need of Redevelopment Study for Block 645, Lots 1 through 28, 701-1021 South Avenue up to 417-431 Berckman Street as written.

Scott Bey	Baldwin	El-Amin	Howard	McKenna	Toth	Hall
-----------	---------	---------	--------	---------	------	------

Seven in favor. None opposed. None abstained

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-13-25	Shun Cheng, LLC	326-332 West Front Street / 4-6 Grove Street (corner lot)	248	5	TODD / CBD Zone Transit Oriented Development Downtown/Central Business District

➤ Mann Kwon, Shin Wang and Shun Cheng spoke on behalf of the application. Mr. Kwon addressed the changes made from the board approved site plans. He said the changes included cultured stone siding and columns instead of the brick facade, door and sign locations. He reported that the hired contractor made suggestions to change the architectural plans to similar building characteristics in the area. The board asked about the interior and noted that the elevator is from the basement to the second floor and not to the third floor. The board expressed concern about the elevator and the inconsistencies of the board approved site plan after-the-fact. The board made comment in regards to site plan approvals should not be changed and that the process of changes to the plans require board review. After there being no further discussion, the board made recommendation that the applicant and applicant's architect city professionals meet to address the site plan changes close to the approval.

VIII. OLD BUSINESS

1) North Avenue Redevelopment Plan - Veena Sawant, of Nishuane Group, the Board, Board Attorney Bauer and Planning Director Nierstedt addressed some changes that were discussed at a prior meeting. These changes include title change to TODN, add board approval date, include studio apartment, review of Fire Department's recommendation in regards to the building setback in order to have access to the

building, restaurant use minimum square foot requirements and remove studio apartments from stacked townhouses.

- 2) Board Attorney Bauer stated the statute in regards to satellite dishes and the appropriate definition in the Municipal land use.

IX. NEW BUSINESS

- 1) Discussion of East 2nd Street Redevelopment Plan – Veena Sawant reported on a focus group meeting with the neighborhood group and businesses at which time the merchants expressed concern about abandoned properties, loitering and street lighting, but they are anxious to see development and revitalization in the area. She talked about bus shelters and crime prevention through environmental design standards. Her further observation of each property included properties that are not deep in depth, future proposal to develop a mixed use building, but that the entire area is in a flood plain and will require NJDEP requirement. Ms. Sawant talked about shared parking similar to Bloomfield, Montclair and Livingston New Jersey area and higher density limited to four-stories in a mixed use area. The board talked about concerns regarding bus shelters become advertise billboard. Planning Director Nierstedt made a suggestion relative to merge existing small properties to provide for paid parking lot. The made a recommendation that Ms. Sawant and Planning Director Nierstedt meet and coordinate changes discussed regarding this redevelopment plan for review in year 2017.

X. ADJOURNMENT

- There being no further business, the meeting was adjourned at 9:14 p.m. on a motion by Board Member El-Amin and seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller, Planning Board Secretary

PB meeting minutes.11/17/2016