



CITY OF PLAINFIELD

PLANNING BOARD
515 WATCHUNG AVENUE
PLAINFIELD, NJ 07061



ADRIAN O. MAPP
MAYOR

Ron Scott Bey, Chairman
William Toth, Vice Chairman

MEETING MINUTES
THURSDAY NOVEMBER 5, 2015
CITY HALL LIBRARY, 515 WATCHUNG AVENUE

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I. CALL TO ORDER

Chairman Ron Scott Bey called the meeting to order at 7:33 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 | Jul 16 | Aug 6 | Aug 20 | Sep 3 | Sep 17 | Oct 1 | Oct 15 | Nov 5 | Nov 19 | Dec 3 | Dec 17 | Term Of Office |
|--|--------|-------|--------|-------|--------|-------|--------|--------|--------|-------|--------|-------------------------------|
| Ron Scott Bey, Chairman | P | P | P | P | P | P | P | P | | | | 12/31/2016 (4 years) |
| William Toth, Vice Chairman | P | P | P | P | P | P | P | P | | | | 12/31/2015 (4 years) |
| Mayor Adrian O. Mapp John Stewart (Designee) | P | P | - | - | P | - | - | - | | | | 12/31/2017 (Term of Mayor) |
| Councilman Cory Storch | P | - | 8:51p | P | - | - | - | - | | | | 12/31/2015 (1 year) |
| Ronald Johnson (succeeded James Abney) | P | P | P | - | P | - | P | P | | | | 12/31/2015 (1 year) |
| Horace Baldwin | P | P | - | P | - | P | 8:01 P | 8:12 P | | | | 12/31/2017 (4 years) |
| Gordon Fuller | P | P | P | P | P | - | - | P | | | | 12/31/2018 (4 years) |
| Ken Robertson | P | P | P | P | P | P | P | P | | | | 12/31/2016 (4 years) |
| Sean C. McKenna (succeeded Emmett Swan-resigned) | P | P | P | P | P | P | P | - | | | | 12/31/2017 (4 years) |
| Maritza Hall, Alternate No.1 (succeeded Sean C. McKenna) | - | - | - | P | - | P | 7:49 P | - | | | | 12/31/2015 (2 years) |
| Siddeeq W. El-Amin, Alternate No.2 (succeeded Sandra Chambers) | P | - | P | P | - | P | 7:45 P | P | | | | 12/31/2016 (2 years) |
| TOTAL ATTENDANCE | 10 | 8 | 8 | 9 | 7 | 7 | 8 | 7 | | | | |

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

OTHERS IN ATTENDANCE

| Name | Affiliation |
|-------------------------|-------------------|
| Michele R. Donato, Esq. | 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. Nancy Piwowar, of 1129 Myrtle Avenue asked about the In Need of Redevelopment (Muhlenberg Study) in regards to information about ownership. Ms. Piwowar made comment about rezoning and asked if names of the buildings can be mentioned. There being no further public questions and/or comments, the public portion on non-agenda items was closed.

V. MINUTES – On a motion by Board Member Fuller and seconded by Vice Chairman Toth, the board accepted meeting minutes of August 6, 2015, August 20, 2015 and September 3, 2015 as presented by voice vote from eligible members. The meeting minutes has been passed.

VI. RESOLUTION(S) (Memorialization)

VII. DEVELOPMENT APPLICATION(S) - none

1)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|-----------------|----------------|---------------------------|-------|--------|--|
| PB-2013-34 | FY Realty, LLC | 210-214 West Front Street | 249 | 9 | TODD/CBD Zone Central Business District |

- City Planner Nierstedt reported that the applicant is requesting adjournment to the November 19, 2015 board meeting in order to provide revised floor plans to the board. The application is for preliminary and final site plan approval of a mixed use three-story building containing retail and restaurant on the first floor, four residential apartments and one office. The applicant is proposing to convert the one office space to a studio apartment. The board carried this application to the November 19, 2015 board meeting with no further notices required.

2)

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|-----------------|---|---------------------|-------|--------|-------------------------|
| PB-2015-25 | Plainfield Genesis Affordable Housing/Plainfield YMCA | 518 Watchung Avenue | 835 | 4 | Civic Historic District |

- Board Attorney Donato advised the board that she received the one certified notice of publication and that the board has jurisdiction to proceed with the hearing.
- Lawrence Vastola, Esq., of Vastola, Fackelman & Sullivan, 495 Union Avenue, Middlesex, New Jersey represented on behalf of the applicant.
- The Board reviewed three (3) completeness checklist waivers. After review, the board granted approval on a motion made by Board Member Robertson and seconded by Board Member Fuller the waivers was granted.
- Ravenell Williams, Director, of 203 Alexander Way, Basking Ridge New Jersey was sworn in on behalf of the application. Mr. Williams reported that he has been the President and CEO for the Plainfield YMCA for 6 years. He explained that the YMCA is requesting approval to house young adults from ages 18 through 24 years old that have grown out of the foster care. He reported on a similar program the "Robin's Nest" and that this age group has been identified in New Jersey as one of the biggest homeless population and the YMCA is working with the need of these young adults. He said the program will provide housing for youths that have no other support system. He said this program is to educate life skills to live independently. He said that they are seeking to convert 60 rooms on the second and third floors to 30 studio apartments and one (1) two-bedroom

apartment. The two-bedroom apartment will be for the 24-hour staff. The young adults will have access to the first floor fitness room, common area, basement where there is the swimming pool, recreation and track. He said that there will be 3 social workers and ten (10) young adults to each social worker.

- Board Members asked about the process for the young adults to become eligible for the program and if there is any other YMCA with this program and asked if the neighboring businesses share the parking space.
- Mr. Williams replied the process and that they reach out to social workers, start the recruit process from age 17 at which time they must be in school, have a job and/or the will to seek assistance. He replied that there is no other YMCA with this program. He responded to the issue of parking and he replied to no impact to the parking concerns. He responded in regards to the parking that many of the kids do not have a vehicle and there are six (6) parking spaces that are rented from a business from 9:00 a.m. to 5:00 p.m., the customers park on the street that relate to the business.
- Matthew Robinson, Licensed Professional Engineer, of Midatlantic Engineering, 5 Commerce Way, Hamilton New Jersey was sworn in on behalf of the application. Mr. Robinson submitted Exhibit A1 depicting a rendering of the site plan showing locations of landscaping, parking and dumpster area. The proposal to improve landscaping along the East Sixth Street side and some street trees, pave the parking lot area, existing adequate lighting, enclosure of the dumpster area and no change to existing loading area.
- Daniel Nichols, Registered Architect, of 30 Jackson Road, Medford New Jersey was sworn in on behalf of the application. Mr. Nichols reported in accordance to the American Disability Act (ADA) the applicant is required to provide two (2) barrier free units designed to have wheel chair accessibility. He submitted Exhibit A2 depicting floor plans indicating existing entrance, installing handicap accessible ramp, new elevator lobby. He submitted Exhibit A3 indicating construction of an addition to include a new corridor and provide three (3) means of egress. He submitted Exhibit A4 indicating the proposed addition and square footage and square footage of each studio unit.
- The board asked about the undersized square footage of each studio ranging from size 393 square feet to 511 square feet, washer/dryers, air conditioning units and cable use. Mr. Nichols reported on the square footage is in accordance with the "International Building Code" (IBC) requirement. In addition, he said that the studio units proposed are align with the existing windows so that each unit will have windows. This caused some variations of the square footage of the units. He responded in regards to washer/dryers and that they will be located on each floor similar to a dormitory style laundry room. Mr. Nichols replied that there are no air conditioning window units and that an HVAC will be installed in each unit.
- Hans Lampart, Developer, of Eastern Pacific Development, 1873 Brookfield Street, Vineland New Jersey was sworn in on behalf of the application. Mr. Lampart responded in regards to local cable/dish provider, security cameras interior/exterior and intercom system. Mr. Williams reported on fund raising and that they have raised \$12,000, but need \$30,000 for computers so that each adult can have their own computer. He said the rooms will be Comcast cable capability, but they are not providing televisions. He said that the units will have a refrigerator and a kitchenette.
- The Board addressed both the City Planner's report dated October 6, 2015 and the Historic Preservation Commission's report dated November 2, 2015 and made the following recommendations that the applicant is to comply with both reports in regards remove additional loading/unloading area and make it a parking space and provide revised site plans for final site plan approval. Also, comply with all other city official reports upon receipt.
- After hearing no further testimony from the professionals, Chairman Scott Bey opened the meeting for public questions and/or comments.
- Kathy Cole, of 1347 West Fourth Street asked if provision were made for current residents. Mr. Williams replied that the residents were relocated with first months rent and moving fees, three (3) people are to be relocated by November 15, 2015 and 1 relocated to Florida. Dan Damon, of 661 West Seventh Street asked if there were issues regarding

citizen parking in the YMCA parking lot. Mr. Williams replied that towing unauthorized cars was enforced; currently there have been no further issues. Bernice Paglia, of 124 East Seventh Street reported that there have been tree plantings on the Cleveland Avenue side and a 2 hour parking sign has been instituted. After there being no further public questions and/or comments, the public portion of the hearing was closed.

- The board made comment that this was a great application. Hearing no further comments, Chairman Scott Bey entertained a motion. On a motion by Board Member Robertson and seconded by Board Member El-Amin, the board voted as follows granting preliminary and final site plan approval to convert 60 rooms on the second and third floors to 30 studio apartments, and one (1) two-bedroom apartment. The application will include the construction of an addition, ADA compliant entrance ramp, restriping the parking lot, enclosure of the dumpster and new landscaping as written.

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|---|-----------|------|---------|--------|-----------|---------|
| ➤ | Scott Bey | Toth | Johnson | Fuller | Robertson | El-Amin |
|---|-----------|------|---------|--------|-----------|---------|

Six in favor. None opposed. None abstained

VIII. OLD BUSINESS - none

IX. NEW BUSINESS - none

X. ADJOURNMENT

- There being no further business, the meeting was adjourned at 9:11 p.m. on a motion by Board Member Robertson, seconded by Board Member Johnson.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.11-5-2015