



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 APRIL 21, 2016
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)

Planning Board Chairman Scott Bey called the meeting to order at 7:39 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																	12/31/2016 (4 years)
Horace Baldwin, Vice Chairman	P	-	P	P	P	P	P																	12/31/2017 (4 years)
Mayor Adrian O. Map John Stewart (Designee)	P	-	A	A	P	P	P																	12/31/2017 (Term of Mayor)
Councilwoman Gloria Taylor	V	-	A	P	P	P	P																	12/31/2016 (1 year)
Anthony Howard (succeeded Ronald Johnson)	P	-	P	P	P	P	P																	12/31/2016 (1 year)
Gordon Fuller	P	-	P	P	E	E	E																	12/31/2018 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	P	-	P	P	P	P	P																	12/31/2017 (4 years)
Ken Robertson	P	-	E	P	E	P	P																	12/31/2016 (4 years)
William Toth	V	-	P	P	A	P	P																	12/31/2019 (4 years)
Maritza Hall, Alternate No.1	P	-	A	A	A	E	E																	12/31/2017 (2 years)
Siddeeq W. El-Amin, Alternate No.2 (succeeded Sandra Chambers)	P	-	P	P	P	P	E																	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

VI. RESOLUTION(S) (Memorialization)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-03	Edison Garcia	111 East Front Street	317	16	TODD/CBD Zone Central Business District

➤ Chairman Scott Bey asked if there were any questions/comments in regards to the resolution. Hearing none, he entertained a motion. On a motion by Board member Toth and seconded by Councilwoman Taylor, the board voted as follows granting preliminary approval to convert the vacant third and fourth floors of a four-story building to six (6) residential apartments containing four (4) one-bedroom and two (2) two-bedrooms units as written.

➤

Baldwin	Stewart	Howard	Taylor	Toth
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Five in favor. None opposed. None abstained

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-09	Seven Stars Transport, Inc.	318-324 Manson Place	128	5	R-4 Moderate Density Residential Zone

➤ Chairman Scott Bey asked if there were any questions/comments in regards to the resolution. Hearing none, he entertained a motion. On a motion by Vice Chairman Baldwin and seconded by Councilwoman Taylor, the board voted as follows granting minor subdivision, relief from bulk requirements, relief from supplementary zoning, preliminary and final site plan approval as stipulated.

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Scott Bey	Baldwin	Stewart	Howard	McKenna	Taylor	Toth
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Seven in favor. None opposed. None abstained

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2014-02	SRJN, LLC	1140-1142 South Avenue	623	5	NC Neighborhood Commercial

- The applicant's attorney is requesting adjournment to the board's next available meeting. The board carried the applicant's request for preliminary and final site plan approval to construct a two-story addition to an existing one-story building (retail liquor store). The addition will add space to the retail store on the first floor, and the upper floors will contain six (6) two-bedroom residential apartments. A portion of the roof will contain a roof garden and 21 surface parking spaces to May 5, 2016. It has been announced that there will be no further notification required.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-24	Ministerio Internacional Puerta Del Cielo	401-409 Roosevelt Avenue / 300-308 East Fourth Street	606	50	MU Mixed Use Zone
2/18/16 (1 st hearing) carried 3/17/16; 4/21/16					

- Jeff Lehrer, Esq., of 15 Mountain Boulevard, Warren, New Jersey represented on behalf of the applicant. Mr. Lehrer presented Exhibit A1 of an amendment to the parking lot lease agreement for twenty (22) parking spaces indicating a fifteen (15) year term for a monthly rental fee for the Law firm Garces & Garbler located on East Fifth Street. He said regarding signage, his client is willing to comply with the sign regulations. He said that the applicant is seeking site plan improvements in phases.
- Andrew Wu, Licensed Professional Engineer, of 56 Bridge Street, Metuchen New Jersey was sworn in to provide testimony on behalf of the application. Mr. Wu said he is a Licensed Engineer in the State of New Jersey. The Board accepted Mr. Wu's qualifications as a Licensed Professional Engineer. He talked about the proposal to install a six-foot height board on board wood fence to be installed ninety (90) days from approval, to screen the residential side of the property, depressed curb cut, provide landscaping and landscaped islands in the on-site parking lot area. He talked about providing wheel stops for thirteen on-site parking spaces and a striped area for use of a walkway. He addressed the number of lighting to be provided will be eight (8), to be shielded and no spillage.
- Robert A. Hernandez, Registered Architect, of 267 Amboy Avenue, Metuchen New Jersey was sworn in previously to provide testimony on behalf of the application. Mr. Hernandez addressed the board's previous concerns in regards to sheet A1 of the revised site plans dated 4/20/16 indicating dimensions of the existing front door of the building and location of two (2) air conditioning condensers proposed location on the flat roof top.
- Board members made comment about refuse/recycling area. Mr. Hernandez replied as he addressed site plan sheet A1 indicating refuse/recycling area located inside the building in an enclosed room and to be removed on trash pick-up. The board expressed that time frames should be shorter, concerned about applicant's using the excuse that they do not have enough time or money to complete project, parking lot lease agreement amendments. Mr. Lehrer explained that the house of worship main services is Saturday and Sunday evening from 6:00 p.m. to 10:00 p.m. and that there is adequate parking on-site for Monday and Friday services because members are few. City Planner Nierstedt reported that the parking lot is gated and is set on a timer. After hearing no further questions and/or comments from the professionals, Chairman Scott Bey opened the meeting for public comments. Hearing none the public portion of the hearing was closed.
- The board made comments that the phasing time line should be reasonable for smaller projects, OK to 90 days to install the six-foot height wood fence, allow six-months for the on-site parking area and allow additional time for the lighting.
- After there being no further testimony and no further questions and/or comments from the board, Chairman Scott Bey entertained a motion to approve or deny this application.

- On a motion by Board Member Toth and seconded by Mayor's Designee Stewart, the board voted as follows granting preliminary and final site plan approval to convert a vacant building to a house of worship with conditions.

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Baldwin	Stewart	McKenna	Robertson	Taylor	Toth
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Six in favor. Two opposed (Scott Bey and Howard) None abstained

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2016-02	F.Y. Realty, LLC	206-208 West Front Street	249	3	TODD/CBD Zone Central Business District

- John Sullivan, Esq., of Vastola & Sullivan, LLC, 495 Union Avenue, Middlesex New Jersey represented on behalf of the application. Mr. Sullivan explained that the applicant is requesting preliminary and final site plan approval to construct two (2) residential apartments on the second and third floors. He said that the building frontage is a three-story building and attached is a one-story building in the rear. He said on the first floor there is an existing restaurant and the second and third floors are vacant. He said that there are no site improvements and no on-site parking is proposed.
- Man Pan Kwok, a member of F.Y. Realty, LLC, of 206 West Front Street, Plainfield New Jersey. Mr. Kwok was sworn in to provide testimony on behalf of the application. Mr. Kwok reported that they closed on the property in February 2016. Mr. Kwok said that on the first floor there is an existing restaurant and that the employees work in shifts. He responded to questions regarding parking and that he received a letter from the Parking Bureau permitting two (2) parking spaces per unit, type of deliveries include mini vans and/or boxed trucks to load/unload on West Front Street, refuse/recycling is shared by the restaurant and proposed residents in outside dumpster in the rear.
- Mr. Sullivan presented Exhibit A1 a letter dated April 18, 2016 from the city Parking Bureau indicating parking space availability and Exhibit A2 indicating an access easement agreement retrieved from the county clerk's office.
- The board addressed City Planning report dated April 12, 2016 regarding variances, signage, air conditioning units, satellite disks, security grilles, windows and open space. Mr. Kwok responded in regards to the windows and said that currently, the windows are small, but he is proposing to restore the windows to its originality which is large windows.
- City Planner Nierstedt asked about the type of security if solid or opens. Mr. Kwok replied that the security grilles are half solid and half open.
- Board asked about open space on-site. Mr. Sullivan explained since the existing condition can not contribute to open space, the applicant considered making contributions to the city.
- Brian Taylor, AIA, Registered Architect, of 95 Watchung Avenue, North Plainfield, New Jersey was sworn in to provide testimony on behalf of the application. Mr. Taylor explained that the site is completely covered by building and pavement. He addressed the floor plan indicating an existing restaurant on the first floor, on the second and third floors is vacant space. The applicant is proposing two (2) three (3) bedroom apartments including kitchen, dining area, living room, full bath, closet space and some storage space. He said the apartments will include laundry area and central air conditioner. He talked about the existing windows were made small, but proposing to restore windows to original large windows to provide for lighting and adding additional stairway to the third floor apartment.
- City Planner Nierstedt asks if additional storage space can be provided in the basement.
- The board asked if there is access to the roof of the one-story building and type of lighting, security and bicycle rack. Mr. Taylor explained that there is no access because then it will go to a bedroom to the second story apartment. He said that there is existing light fixtures at the rear of the building and front entrance. There is safety lighting up the stairway per construction code requirement. Mr. Taylor replied yes to proposing security

cameras to be provided on revised plans and bicycle space provided in the rear in the gated area. After hearing no further questions and/or comments made by the board, Chairman Scott Bey opened the meeting for public comment and/or questions. Hearing none, the public portion of the hearing was closed. He then entertained a motion to approve or deny.

- On a motion by Board member Toth and seconded by Board member McKenna, the board voted as follows granting preliminary and final site plan approval, variances, waivers, relief from supplementary zoning regulations to convert the upper second and third floors to two (2) residential apartments with conditions.

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Scott Bey	Howard	McKenna	Stewart	Toth
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Five in favor. One opposed (Taylor) None abstained

IX. OLD BUSINESS – none

- X. NEW BUSINESS –** Resignation of a Planning Board Member Kenneth A. Robertson – Chairman Scott Bey read in for the record a letter of resignation dated April 20, 2016. There being no further business to discuss, the meeting adjourned.

XI. ADJOURNMENT

- There being no further business, the meeting was adjourned at 10:31 p.m. on a motion by Board Member Toth and seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.4-21-2016