



# 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 JUNE 16, 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 7:43 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													12/31/2016 (4 years)
Horace Baldwin, Vice Chairman	P	-	P	P	P	P	P	E	P	P	P													12/31/2017 (4 years)
Mayor Adrian O. Mapp John Stewart (Designee)	P	-	A	A	P	P	P	P	P	E	P													12/31/2017 (Term of Mayor)
Councilwoman Gloria Taylor	V	-	A	P	P	P	P	E	E	P	E													12/31/2016 (1 year)
Anthony Howard (succeeded Ronald Johnson)	P	-	P	P	P	P	P	P	P	8:15 P	P													12/31/2016 (1 year)
Gordon Fuller	P	-	P	P	E	E	E	P	P	P	E													12/31/2018 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	P	-	P	P	P	P	P	P	P	P	P													12/31/2017 (4 years)
Ken Robertson (Resigned 4/30/16)	P	-	E	P	E	P	P	V	V	V	V													12/31/2016 (4 years)
William Toth	V	-	P	P	A	P	P	P	E	P	E													12/31/2019 (4 years)
Maritza Hall, Alternate No.1	P	-	A	A	A	E	E	P	P	E	E													12/31/2017 (2 years)
Siddeeq W. El-Amin, Alternate No.2 (succeeded Sandra Chambers)	P	-	P	P	P	P	E	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

**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 McKenna and seconded by Mayor's Designee Stewart, the board accepted both the meeting minutes dated April 7, 2016 and April 21, 2016 as presented by voice vote from eligible members, has been adopted.

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

**VII. DEVELOPMENT APPLICATION(S)** - none

**VIII. OLD BUSINESS** – none

**IX. NEW BUSINESS**

1) Public hearing: Area In Need of Redevelopment and Rehabilitation Preliminary Investigation Report at 501-637 South Avenue, Block 611, Lot 1 (E. Paul Building) and 639-661 South Avenue, Block 611, Lot 2 (Royal Apex Building) – City Planning Director William Nierstedt made a presentation addressing a report dated May 5, 2016 prepared by the City's Principal Planner Scott Bauman. City Planner Nierstedt reported that the notice of public hearing and two dates of notice of publication were advertised in the Courier News. The royal apex made board application to construct public self-storage structure and request that it be removed as it serves as no other criteria. Bill addressed the report regarding facts and findings as he read a section on Page 15 of the report indicating a tour of the interior conditions, series of buildings, abandonment, rooms filled with equipment and storage, leakage and mold on walls and roofing and further deterioration. On page 25 he addressed criteria applicability and the buildings deterioration and review of the criteria's A, B, D, G and H of the recommendations listed in the report. The meeting was opened for public questions, statements and/or comments. Hearing none, he asked if the board members have any questions/comments. Hearing none, he entertained a motion. On a motion by Vice Chairman Baldwin and seconded by Board Member McKenna, the board voted as follows to memorialize a resolution recommending to Council to adopt an Area In Need of Redevelopment at 501-637 South Avenue, Block 611, Lot 1 (E. Paul Building) as written.



Scott Bey	Baldwin	Howard	McKenna	Stewart	El-Amin
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Six in favor. None opposed. None abstained

2) Public hearing: Area In Need of Redevelopment Investigation Report North Avenue Netherwood Study Area at North Avenue from Berckman Street and Leland Avenue, Block 402, Lot 1-7, Block 344, Lot 1-7 and Block 341, Lot 2 – Michele S. Delisfort, PP, AICP, of Nishuane Group, LLC made a presentation addressing June 16, 2016 report. Ms. Delisfort briefly stated her qualifications as a Licensed Professional Planner in the State of New Jersey. City Planner Nierstedt reported that the notice of public hearing and two dates of notice of publication were advertised in the Courier News. She addressed pages 2 thru 7 of the report in regards to the Local Redevelopment Housing Law (LRHL) specifying criteria's a. thru h. including a range of conditions that established an area in need of redevelopment. She talked about the process, the boundary description on North Avenue from Leland Avenue to Berckman Street, the site located in three (3) transit village zones. She said that they examined the municipal record of findings to determine an area in need of redevelopment. After there being no further discussion, the meeting was opened for public questions/comments and/or statements.

Public Comments: John Bruno, of 919 North Avenue asked if approved what will be the next step. Chairman Scott Bey replied that if approved by this board the next step will be to

forward to council for recommendation to determine an area in need of redevelopment for this study at which time will also be a public hearing. A property owner, of 1128 North Avenue asked if there were going to be plans for apartments. Property Owner Phil Suydam, of 908 North Avenue expressed concern about eminent domain. The board reiterated that this discussion is to determine if this area is an area in need of redevelopment study. Property Owner Peter Fleck, of 1134-42 North Avenue questioned the criteria under which his property is listed. Ms. Delisfort responded in regards to the process to determine the criteria of each property by the outside conditions. She said that they are not allowed to come onto the site. After there being no further discussion, the public portion of the hearing was closed.

The board having no further discussion, Chairman Scott Bey entertained a motion. On a motion by Mayor's Designee Stewart and seconded by Vice Chairman Baldwin, the board voted as follows adopting a resolution recommending to Council to adopt an Area In Need of Redevelopment at North Avenue, from Leland Avenue to Berckman Street, Block 402, Lots 1 thru 7, Block 344, Lots 1 thru 7 and Block 341, Lot 2 as written.

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Scott Bey	Baldwin	Howard	McKenna	Stewart	El-Amin
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Six in favor. None opposed. None abstained

## **X. ADJOURNMENT**

- There being no further business, the meeting was adjourned at 8:48 p.m. on a motion by Board Member McKenna and seconded by Mayor's Designee Stewart.

Respectfully submitted,

Rosalind Miller  
Planning Board Secretary

PB meeting minutes.6-16-2016