



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 AUGUST 18, 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 7:38 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									12/31/2016 (4 years)
Horace Baldwin, Vice Chairman	P	-	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									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									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									12/31/2016 (1 year)
Gordon Fuller	P	-	P	P	E	E	E	P	P	P	E	-	7:52 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									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									12/31/2016 (4 years)
William Toth	V	-	P	P	A	P	P	P	E	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									12/31/2017 (2 years)
Bary Person, Alternate No.2 (succeeds Siddeeq W. El-Amin)	P	-	P	P	P	P	E	P	P	E	P	-	V	V	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 McKenna and seconded by Board Member El-Amin, the board accepted both the meeting minutes dated July 21, 2016 and August 4, 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) East Second Street In Need of Redevelopment and Rehabilitation Study Area
- Planning Director Bill Nierstedt presented the legal notice of publication in the Courier News dated August 5, 2016 and August 8, 2016 to the Board Attorney Janine Bauer. Veena Sawant and Shawna Ebanks, of Nishuane Group, LLC made a power point presentation dated August 18, 2016. Ms. Sawant addressed the East Second Street Redevelopment Investigation study indicating an area in need of redevelopment can be designated in accordance to the standards of the Local Redevelopment Housing Law (LRHL). Ms. Sawant talked about the LRHL criteria's "a through h" and discussed the various conditions and a pattern of vacancies, abandonment or underutilization of properties. She indicated that the site is located within the NC Neighborhood Commercial zone district on East Second Street from Leland Avenue to Johnston Avenue. The corridor is also designated in the Urban Enterprise Zone. Ms. Sawant reported on reviews of the city's Master Plan, a 2012 report prepared by Rutgers University, review of the LRHL handbook, numerous site visits to indicate an inventory of land uses, three (3) contaminated brownfield sites which one (1) of the site has been remediated, held local community group meetings, review of fire, police, and other city official data. She has met and collaborate data with city Planning Director Nierstedt. She reported on a site in the redevelopment area that has application to the Zoning Board of Adjustment. The applicant is requesting a MU building with retail on the ground floor and 19 apartments on the upper floors.
 - After there being no further discussion, Chairman Scott Bey opened the meeting for public comment and/or statements.
 - Public comment: Reverend Paul Dean, of 350 Leland Avenue and Project Manager of East Second Street merchants. He made comment thanking the Chairman and board members for allowing this development to be on the agenda after a long period of time. He asked the East Second Street merchants team to stand up recognizing their due diligence in making a difference and working along with Dr. Ronald England of Rutgers University walked the area and helped in what the area should look like. He said that with persistence it will provide jobs for young people encourage merchants to stay on board, involvement in UEZ funds, newly paved street paved curbs/sidewalk done over, and lighting is brighter bringing in new businesses and residence stop thinking about moving out. He applauds the Planning Board for moving forward on this particular corridor. Kim Montford, a resident of East Second Street asked if the study was available to the public. Planning Director Nierstedt replied a copy has been in the City Clerk's office or a copy can be obtained from the Planning Division office. Mr. Gonzalez, of 206 Netherwood Avenue expressed concern about the mentioning of his property being contaminated as a

- former gas station. Ms. Sawant replied that the study showed prior use a gas station, but site was remediated or clean up, currently indicating a house.
- Adrian Cooper, of 208 Netherwood Avenue, asked about the next process and if the residential section will be impacted. Planning Director Nierstedt responded that there are various steps of a redevelopment plan, but said that the goal is to adopt a plan by November 2016. Chairman Scott Bey indicated that the city's website posts both city council agendas and planning board agendas for public information. After there being no further questions and/or comments from the public, the public portion of the hearing was closed.
 - Chairman Scott Bey asked if the board had any further questions and/or comments. Hearing none, he entertained a motion to adopt the East Second Street Redevelopment Plan.
 - On a motion by Board Member McKenna and seconded Board Member El-Amin, the board voted as follows to recommend Council adoption of An Area in need of Redevelopment and Rehabilitation Plan for the East Second Street Corridor as written.

Scott Bey	Baldwin	El-Amin	McKenna	Toth	Hall
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Six in favor. None opposed. None abstained

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2012-06	Latino Heat Bar & Grill, LLC	308 Watchung Avenue	840	1	TODD/CBD Transit Oriented Development/Central Business District

- John Sullivan, Esq., Vastola & Sullivan, 495 Union Avenue, Middlesex New Jersey represented on behalf of the applicant. Mr. Sullivan explained that the applicant is proposing to construct a one-story addition to the existing building. The proposal requires waiver, variance, site plan design, and preliminary and final site plan approval.
- The board reviewed the waivers listed in the City Planner's report dated August 2, 2016 at which time the board granted those waivers as presented.
- Mahamatie Beni, Property Owner of Latino Heat Bar & Grill, LLC, 308 Watchung Avenue was sworn in to provide testimony on behalf of the application. Ms. Beni responded to questions regarding that she owned the property since 2007; hours of operation from 7:00 p.m. to 1:00 a.m. Sunday through Thursday, on Friday and Saturday the hours are from 7:00 p.m. to 2:00 a.m.; Currently, there are five (5) employees, anticipate increase to eight (8) employees; employees form of transportation by taxi or walk, she reported few drive to work, available parking in the front, on North Avenue and/or the parking lot across from the Police station. She reported since she purchased the property there was never on-site parking. Ms. Beni replied in regards to loading/unloading food and beverage deliveries is located on Watchung Avenue between the hours of 8:00 a.m. to 9:00 a.m. or afternoon delivery depending on parking space availability; A minivan is used for delivery from restaurant depot every week and a boxed type truck is used for beverage deliveries twice a month, anticipate no increase in deliveries because they will be able to order in large quantities, delivery time takes about 30 to 45 minutes; Trash/recycling-there is an alleyway which is small for PMUA's truck and so there are containers which has been rolled out to the West Fourth Street side for PMUA to pick up twice weekly;
- Board questioned if the parking lot across from the police station and across from the subject property owned by the city, has loading/unloading during rush hour made an impact on traffic congestion. Planning Director Nierstedt replied that he believes that the parking lot is owned by the city. Ms. Beni replied there has never been any traffic issue. The Board had some discussion in regards to the operation of the

- business and if the applicant uses are for live entertainment, a nightclub and restaurant/bar & grill. Planning Director Nierstedt addressed the code and noted if live entertainment then it is considered a nightclub and parking requirements.
- Raj Sookau, Project Manager, of 15 Vermont Lane, Paramus New Jersey was sworn in to provide testimony on behalf of the applicant. The board accepted Mr. Sookau as an expert witness as the project manager for the applicant. Mr. Sookau described the existing structure as a one-story masonry building, proposing to match the front elevation of the new addition with same masonry stucco type material. He indicated that the train side elevation proposal consist of vinyl siding to the upper portion of the building and the lower portion masonry stucco. He indicated that the proposed fifteen foot retaining wall and the wall to the addition functions as one.
 - Board expressed concern between the two functions of the building and retaining wall if structural sound from that of the vibration of the train station. Also, asked about the windows, ingress and egress.
 - Stephen Parker, Licensed Professional Engineer, of 370 East Main Street, Somerville New Jersey was sworn in on behalf of the applicant. Mr. Parker addressed the bulk variance requirements, supplementary zoning regulations, the square footage of the existing building and the proposed addition; trash/recycling located in the drift way area in the rear, screening proposed; existing overhead utilities, existing air condition on the roof of the building; fire emergency access located in the front of the building and access from the train side parking lot, proposing a sprinkler system in the existing building and the proposed addition, no space for parking on-site, agree to plant one (1) shade tree if it does not interfere with overhead wires. Mr. Parker talked about the trees that will be affected on New Jersey Transit. He said that he will need to discuss with New Jersey Transit regarding the trees that will be impacted if construction occurs. Mr. Parker indicated that there is an easement on Lot 4 and that he understands that it is owned by another property owner. The applicant can comply with the driveway standard if the applicant can get Lot 4. He talked about proposed lighting fixtures on the building. Mr. Sullivan reported that Lot 4 is owned by state of pope, but unable to obtain an addressed in order to gain specific approval.
 - City Planner Nierstedt reported that Lot 4 is owned by state of pope, but the records indicate no specific address. If the property owner of Lot 4 can be contacted then the applicant will need to obtain approval in regards to the drift way.
 - Board made recommendations regarding the lighting to be metal halo lamps it has better color quality and it is energy efficient, indicate the interior use of the space, provide architectural design, provide discussion with the NJ transit in regards to the trees, need comments from the fire/police department and other city official comments. The board made favorable comment in that it is an appropriate use for this area of town, the application can survive the online businesses, but a need to address the character of the building, specifically the siding, parking issue and interior set-up of the stage depicting live entertainment, seating and pool table and the restaurant.
 - Planning Director Nierstedt indicated that this use is encouraged by the city. He briefed on the history that it was formerly a walkway from the train station to the bar, the rear of the building need to be cleaned up and the area between New Jersey Transit and the existing building. He made comment that people see this area from the train station and so encouraged that the applicant clean it up.
 - Mr. Sullivan recommended that this application be carried to the October date. The board carried this application to October 6, 2016.

X. ADJOURNMENT

- There being no further business, the meeting was adjourned at 9:59 p.m. on a motion by Board Member Fuller and seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller, Planning Board Secretary

PB meeting minutes.8-18-2016