



CITY OF PLAINFIELD

PLANNING BOARD
 515 WATCHUNG AVENUE, ROOM 202
 PLAINFIELD, NJ 07061



ADRIAN O. MAPP
 MAYOR

Ron Scott Bey, Chairman
William Toth, Vice Chairman

MEETING MINUTES
THURSDAY AUGUST 20, 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 7:42 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									12/31/2016 (4 years)
William Toth, Vice Chairman	P	P	P									12/31/2015 (4 years)
Mayor Adrian O. Mapp John Stewart (Designee)	P	P	-									12/31/2017 (Term of Mayor)
Councilman Cory Storch	P	-	8:51p									12/31/2015 (1 year)
Ronald Johnson (succeeded James Abney)	P	P	P									12/31/2015 (1 year)
Horace Baldwin	P	P	-									12/31/2017 (4 years)
Gordon Fuller	P	P	P									12/31/2018 (4 years)
Ken Robertson	P	P	P									12/31/2016 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	P	P	P									12/31/2017 (4 years)
Maritza Hall, Alternate No.1 (succeeded Sean C. McKenna)	-	-	-									12/31/2015 (2 years)
Siddeeq W. El-Amin, Alternate No.2 (succeeded Sandra Chambers)	P	-	P									12/31/2016 (2 years)
TOTAL ATTENDANCE	10	8	8									

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. Hearing none, the public portion was closed.

V. MINUTES – On a motion by Board Member McKenna and seconded by Board Member Robertson, the board accepted May 21, 2015 meeting minutes as presented by voice vote from eligible members. The meeting minutes has been passed.

VI. RESOLUTION(S) (Memorialization) - none

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-20	Sleepy Hollow Developers, LLC	1340-1426 South Avenue 1351-1357 East 7 th Street	625	18-26 and 60-61	South Avenue Gateway Redevelopment Plan

- Andy Norin, Esq., of Drinker Biddle & Reath LLP, 600 Campus Drive, Florham Park, NJ represented on behalf of the application. Mr. Norin explained that the applicant is requesting a minor subdivision, preliminary and final site plan approval, variance, design waivers and relief from the requirements for redevelopment plan.
- Steve Schwartz, Licensed Professional Engineer, of 245 Main Street, Chester New Jersey was sworn in to provide testimony on behalf of the application.
- The Board, Board Attorney Donato and City Planner Nierstedt addressed city official reports dated September 15, 2015 from the City Planner; Police Division report dated August 20, 2015; and the Board Engineer's report dated August 20, 2015 and asked if issues have been addressed.
- Mr. Schwartz replied in regards to the Police the traffic circulation there are no issues. He reported that South Avenue is not a state highway. He said the applicant will comply with the City Planners report regarding signage, provide street tree every forty feet subject to the recommendations from the Shade tree commission, provide information for the bicycle share program, improve streetscape design, lighting, recycling/trash and landscaping. Mr. Schwartz addressed the concerns in the board engineer's report including new sidewalks/curbs, handicap accessibility and parking stalls, provide turning templates and traffic circulation.
- Public comment: Tom Karchener, 1115 Prospect Avenue expressed concern about parking per tenant. Harold Yood, 1053 Cushing Road asked about fire proof or fire resistant. Board Attorney Donato advised the public that the board's jurisdiction reviews outside of the site plan and that the applicant will need to comply with Fire and Building code official regulations. Nancy Piwowar asked about the PMUA and if the capacity analysis has been reviewed. City Planner Nierstedt replied that it is a condition in the resolution. Bo Vastine, of 1240 Rahway Road, Scotch Plains New Jersey said that he support this project, he understand concerns of past projects. He talked about instead of the potential rentals trying to sell condos; and the need for fresh residents to the town may lead to a walkable community. Mr. Vastine said that there is some great establishment in the area and if the developer is willing to commit to a 50 million dollar project, invest in the city and has done some site and demographic surveys, he encourages supporting this application.
- After the board hearing no further testimony from the professional and/or the public, he asked if the board had any comments.
- The board made recommendations to that the applicant revise site plans for preliminary and final site plan approval and comply with the requirements of all city

official recommendations. There being no further testimony, Chairman Scott Bey entertained a motion. On a motion by Board Member Robertson and seconded by Board Member McKenna, the board voted as follows granting a minor subdivision approval, preliminary and final site plan approval to consolidate nine (9) Lots, obtain portions of two (2) Lots 60 & 61, combine the lots and construct two (2) four-story residential apartment buildings totaling 212 units, 302 parking space and 87 spaces are garaged subject to all city officials recommendations.



Scott Bey	Toth	Johnson	Fuller	McKenna	Robertson
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Six in favor. None opposed. None abstained

VIII. OLD BUSINESS

1) 2015-2020 Capital Improvement Program (CIP) Department Director of Administration and Finance Ron West made a presentation in regards to the CIP. Mr. West talked about a 3 million funding for roadways, funding for police and fire, encouraged to pursue grant monies. He has spoken to division of items that can be looked into specifically vehicles and equipment usage. Mr. West expressed concern about building new fire houses. He said the intent is to find money for projects that are really needed to be done for the city or by the city. Mr. West advised the board that he will talk to the Mayor and the Administration for direction. There was no further discussion.

IX. NEW BUSINESS

- 1) CONCEPT PLAN REVIEW: YMCA, 518 Watchung Avenue. Ravenell Williams, Executive Director made a presentation to the board seeking a concept plan review to change existing 60 rooms of adult men to 30 efficiency apartments and common areas to house young adults from age 18 – 24 years old. Mr. Williams said that these adults will have outgrown the foster care program where they are unable to sustain themselves. He said the project will include housing, independent skills, continued education and a work program to become productive citizens. He said the program will consist of three (3) counselors, 30 youths and the use of the fitness and gym facility.
- After the board hearing the concept plan, the board made a recommendation, non-binding, in that the applicant should submit a formal board application proposal to include the goal of what happens at age 25, make sure city residence get first preference and the existing relocation status. There being no further discussion, Chairman Scott Bey opened the meeting for public questions and/or comments.
- Jean Black, of Sheridan Avenue expressed concern that the program may expand to more than 30. After hearing no further discussion, the public portion of this hearing was closed.

X. ADJOURNMENT

- There being no further business, the meeting was adjourned at 9:44 p.m. on a motion by Board Member McKenna, seconded by Board Member Fuller.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.8-20-2015