



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 FEBRUARY 16, 2017
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)

Chairman Ron Scott Bey called the meeting to order at 7:32 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 19	Feb 2	Feb 16	Mar 2	Mar 16	Apr 6	Apr 20	May 4	May 18	Jun 1	Jun 15	Jul 6	Jul 20	Aug 3	Aug 17	Sep 7	Sep 21	Oct 5	Oct 19	Nov 2	Nov 16	Dec 7	Dec 21	Term Of Office
	Ron Scott Bey, Chairman	P	P	P																				
Horace Baldwin, Vice Chairman	P	P	E																					12/31/2017 (4 years)
Mayor Adrian O. Map John Stewart (Designee)	P	E	E																					12/31/2017 (Term of Mayor)
Councilman Charles McRae	P	P	E																					12/31/2017 (1 year)
Anthony Howard	P	P	P																					12/31/2017 (1 year)
Siddeeq W. El-Amin	P	P	P																					12/31/2020 (4 years)
Gordon Fuller	P	P	P																					12/31/2018 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	P	P	P																					12/31/2017 (4 years)
William Toth	P	E	P																					12/31/2019 (4 years)
Maritza Hall, Alternate No.1	E	E	P																					12/31/2017 (2 years)
Barry Person, Alternate No.2	P	P	P																					12/31/2018 (2 years)

LEDGER: Present (P): Absent (A): Excused (E): Vacancy (V): No Meeting (-)

OTHERS IN ATTENDANCE

Name	Affiliation
Janine G. 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 portions on non-agenda items were closed.
- V. MINUTES** – On a motion by Board Member McKenna, seconded by Board Member Fuller, the board accepted the reorganization meeting minutes of January 19, 2017 as presented by voice vote from eligible members. The minutes have been adopted into the record.
- VI. RESOLUTION(S) (Memorialization)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2016-36	Neighborhood House Association	33 Westervelt Avenue	323	6.01	NC Neighborhood Commercial District Zone

- Board Attorney Bauer addressed some minor edits in the resolution by the applicant's attorney. After the board reviewed the edits, Chairman Scott Bey entertained a motion. On a motion by Board Member El-Amin and seconded by Board Member McKenna, the board voted as follows granting the conversion of a previously approved retail space to a child care center for a maximum of 120 children on the first floor of a five-story building with conditions.

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Scott Bey	El-Amin	Fuller	Howard	McKenna	Person	Toth
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Seven in favor. None opposed. None abstained.

- 2) Resolution Recommending a Capital Project for Rushmore Playground Building Renovation

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Scott Bey	El-Amin	Fuller	Howard	McKenna	Person	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-13-25	Shun Cheng, LLC	326-332 West Front Street / 4-6 Grove Street (corner lot)	248	5	TODD / CBD Zone Transit Oriented Development Downtown/Central Business District

- John Sullivan, Esq., of Vastola and Sullivan, 495 Union Avenue, Middlesex New Jersey represented on behalf of the applicant. Mr. Sullivan submitted two (2) photos depicting the board approval vs. the changes. He reported that the applicant asked that the cultured stone be considered to remain.
- Gabriel Landeverde, Project Manager, of Sincox Associates & Architects, Westfield New Jersey, Rosario Morino, Registered Architect. It been said that Mr. Morino was not the original architect of the project, and Tiffany Wang a representative for the applicant was sworn in to provide testimony on behalf of the application site plan vs. the changes.

- The Board, Board Attorney Bauer, Planning Director Nierstedt and the applicant's attorney Mr. Sullivan reviewed the city Planner's report dated February 10, 2017 regarding the following changes of the elevations that were different from the board approved plans depicts upper floor windows, entrance doors, columns were not installed, the trim band was widen and made of stucco instead of brick, the cornice, recycling/trash area gated and the signage. It has been noted that the plans depicts that the elevator has been resolved.
- After hearing no further testimony from the professionals, the meeting was opened for public questions and/or comments. Hearing none, the public portion of the hearing was closed.
- The board considered some of the changes and so made the following recommendations to remove the cultured stones and replace with the brick as approved on the original plan, the storefront entrance, windows, retain gated/fenced area containing the recycling/trash area is acceptable, compliance with the sign regulations, no illuminations to the signs. After there being no further testimony and review of documents, Chairman Scott Bey opened the meeting for public questions and/or comments. Hearing none, the public portion of the hearing was closed. Hearing no further discussion from the board, Chairman Scott Bey entertained a motion. On a motion by Board Member Toth and seconded by Board Member Fuller, the board voted as follows granting an amendment to the site plan approval as stipulated.

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Scott Bey	Fuller	Howard	McKenna	Person	Toth
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Six in favor. One opposed. (El-Amin) None abstained.

VIII. OLD BUSINESS - none

IX. NEW BUSINESS

- 1) Rushmore Playground Building Renovation – The Board was advised that all the city parks are in need of some form of building renovation upgrade.
- 2) Land Use Board Meeting to be held on Saturday March 4, 2017 from 9:00 a.m. to 12 noon in the City Hall Library, 515 Watchung Avenue.

X. ADJOURNMENT

- There being no further business, the meeting was adjourned at 8:43 p.m. on a motion by Board Member Fuller, seconded by Board Member El-Amin.

Respectfully submitted,

Rosalind Miller
 Planning Board Secretary

PB meeting minutes.2-16-2017