



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
MONDAY APRIL 24, 2017
DUCRET SCHOOL OF ART, 1030 CENTRAL AVENUE
PLAINFIELD, NJ 07060

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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 7:39 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 19 | Feb 2 | Feb 16 | Mar 2 | Mar 16 | Apr 6 | Apr 20 | Apr 24 | 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 |
|---|--------|-------|--------|-------|--------|-------|--------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------|--------|-------------------------------|
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| Ron Scott Bey, Chairman | P | P | P | P | - | P | P | P | | | | | | | | | | | | | | | | | 12/31/2020 (4 years) |
| Horace Baldwin, Vice Chairman | P | P | E | P | - | P | - | P | | | | | | | | | | | | | | | | | 12/31/2017 (4 years) |
| Mayor Adrian O. Mapp John Stewart (Designee) | P | E | E | P | - | E | - | P | | | | | | | | | | | | | | | | | 12/31/2017 (Term of Mayor) |
| Councilman Charles McRae | P | P | E | P | - | E | - | P | | | | | | | | | | | | | | | | | 12/31/2017 (1 year) |
| Anthony Howard | P | P | P | P | - | P | - | P | | | | | | | | | | | | | | | | | 12/31/2017 (1 year) |
| Siddeeq W. El-Amin | P | P | P | P | - | P | - | P | | | | | | | | | | | | | | | | | 12/31/2020 (4 years) |
| Gordon Fuller | P | P | P | P | - | P | - | E | | | | | | | | | | | | | | | | | 12/31/2018 (4 years) |
| Sean C. McKenna (succeeded Emmett Swan-resigned) | P | P | P | P | - | P | - | P | | | | | | | | | | | | | | | | | 12/31/2017 (4 years) |
| William Toth | P | E | P | P | - | P | - | P | | | | | | | | | | | | | | | | | 12/31/2019 (4 years) |
| Maritza Hall, Alternate No.1 | E | E | P | P | - | E | - | P | | | | | | | | | | | | | | | | | 12/31/2017 (2 years) |
| Barry Person, Alternate No.2 | P | P | P | 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 portion of the hearing was closed.

V. MINUTES – On a motion by Board Member McKenna and seconded by Mayor's Designee Stewart, the board accepted the meeting minutes of February 16, 2017 and March 2, 2017 as presented by voice vote from eligible members. The minutes have been adopted into the record.

VI. RESOLUTION(S) (Memorialization) - none

VII. DEVELOPMENT APPLICATION(S) - none

VIII. OLD BUSINESS - none

IX. NEW BUSINESS

1) Discussion on TODD-West (Transit Oriented Development Downtown-West) Redevelopment Plan – Chairman Scott Bey advised that this redevelopment is the first draft for discussion and that no action will be taken. Ms. Veena Sawant, of Nishuane Group, LLC, Montclair New Jersey made a presentation about the TODD-West development plan. Ms. Sawant addressed a draft report dated April 24, 2017 in regards to the bulk and design standards, an area of designation in 2016; the area is on 2.848 acres, the boundaries depicted along Madison Avenue, Central Avenue, West Front Street and West Second Street areas within the TODD-W Central Business District zone, close proximity to the North Avenue Train Station and addressed a list of permitted uses in this development. Ms. Sawant talked about the current zoning permits six-story high buildings vs. the existing uses that are currently out there. She addressed a Transportation Demand Management (TDM), a study that meets parking and travel demands including various shared parking, off-site parking and other parking arrangements, strategies of a demolition plan to promote the safety, health and welfare of the general public, percentage of studio units, one and two bedroom apartments using the maximum of commercial uses along West Front Street and Madison Avenue. She indicated that there are no driveways or openings along the West Front Street and Madison Avenue of commercial uses. She said when she returns next week, she will talk about the roof deck that will be accessed by the restaurant/commercial uses and the green roof deck for the residence to have access as part of the open green space plan. The board asked about if there will be sufficient space for the HVAC units or energy efficient and outdoor dining areas. After there being no further discussion, the board thanked Ms. Sawant for presenting the TODD-W development plan.

2) Discussion of Redevelopment Muhlenberg Plan – Chairman Scott Bey advised the public that at a prior meeting the Plan was a draft and now that the draft has been revised to include comments from the board and comments from the public of those in attendance from a prior board meeting. He made comment that the board will first review and discuss and then the meeting will be open to the public for questions/comments and/or statements regarding this redevelopment plan only. The Board, Board Attorney Bauer and Planning Director Nierstedt addressed the JFK Muhlenberg Hospital Redevelopment Plan dated April 24, 2017 prepared by Heyer, Gruel & Associates, of Red Bank New Jersey. The board addressed the thirty-four page document depicting the existing location, the conditions, existing zoning and land uses. Board Member McKenna asked about the percentage of impervious coverage. Planning Director Nierstedt read a section of the LUO that permits specific percentage of impervious coverage. Board Member Toth asked about overlay zone vs. underlying zone. Board Attorney Bauer and Planning Director Nierstedt both responded that there are two zones that of the overlay zone which involves the existing redevelopment area and that of the underlying zone which currently exist as the PO-1 Professional office zone, but stressed that a developer cannot use both. Board Attorney Bauer stated the statute under the MLUL in regards to the "d" variances that the Zoning

Board of Adjustment has the power to grant "d" variances including in a redevelopment and advised the Board and Planning Director Nierstedt to review and revise the language. The board addressed the principal permitted uses, bulk standards regulations that allows for 120 dwelling units, off street parking, circulation design requirements, design standards, historic preservation, and landscape/open space requirements. Board Member Hall asked about the area defined on the ledger/map that include a residential portion and the total number of dwelling units; Planning Director Nierstedt reported that the house in the redevelopment plan is owned by Muhlenberg and continues to be used as the overall Muhlenberg tract. Board Member Howard made a comment to restrict parking on street by providing parking permit to residence that live in the area. Board Member McKenna asked if the sign ordinance pertain to the overlay, specifically ground signs. Planning Director Nierstedt read the sign regulations §17:9-51 in the PO Professional Office zone requiring a sign plan. After there being no further discussion from the Board, Chairman Scott Bey opened the meeting for public questions/comments and/or statements in regards to the redevelopment plan only.

- Public comments: A resident at 1340 Martine Avenue, asked if there were any provisions to change the entrance or exit that is directly across a residential area on the Hillside Avenue side. Mr. Tom Kurshner, of Prospect Avenue asked if hospital was listed as one of the permitted uses. Ms. Carol Brokaw, of 1049 Field Avenue expressed concern about the type and number of residential units allowed and asked that consideration be taken in regards to parking congestion. Mr. David Williams, of Kenyon Avenue asked if the parking lot on the southwest corner was included in the redevelopment plan as that lot needs improvement. Ms. Robin Bright, of 1282 Marion Avenue asked if there will be drawings submitted indicating the 120 residential units include the number of assisted living units and at market. Ms. Bright asked about environmental contaminations. Ms. Bright made comment about the parking requirements and that it should be considered and that she strongly object to any type of housing. Mr. TJ McGraff, of Southern Parkway asked if this redevelopment plan benefit both the surrounding property values, the city and if this development will affect the property values. Dr. Harold Yood, of Cushing Road asked if there is potential for an acute care on the table. Ms. Nancy Piwowar, of 1129 Myrtle Avenue made comment to assist the developer of marketable share with neighboring nursing homes and if there is a need to define language in the LUO that fits this redevelopment plan. Ms. Piwowar made comment that she was glad to hear that the cultural aspect of this historic building was considered and that it will make a great medical museum. She reported on the many artifacts left behind by Dr. Keating to be considered as a great medical museum. She reported on a medical museum in Philadelphia which attracts over 130,000 tourist annually and that the city can consider doing something similar. She also took note that there were no ADA requirements noted in the redevelopment plan and she reported that there are wells on the property. Mr. Tom Collin, of 1112 Watchung Avenue made comment regarding permitted uses specifically on prenatal care and HIV care and asked if the Planned Parenthood organization that offers same services could move into the Muhlenberg building. Mr. Rowand Clark, of 978 Madison Avenue expressed concern about the number of tax exempt residential properties that are turned into group homes, shelter homes, homeless veterans and other programs that make the property tax exempt. He reported that there are forty-four of these programs in the city and it never ends. Ms. Leslie Uslan, of 1075 Field Avenue reported on a house of ladies that are being taken care of cerebral palsy and a veterans all in 4-6 minutes walking distance and asked if there is a cap on these programs or tax exempt properties allowed in one city. Ms. Barbara Fuller, of 981 Central Avenue reported on the national registry of historical places serves as a protection of historic property consider or opinion of eligibility no form, but ask for opinion of eligibility and there is a website home riches and getting people to invest. Mr. John Campbell, of 1405 Hyland Avenue reported that there are market rate studies of homes that are near power lines etc. He asked if the hospital is paying taxes and said if the use has stopped then the property should be put back on the tax roll so that it could be beneficial to the city. Also, he made comment that the highest and best use for this development is a hospital. It's been reported that the hospital is currently in litigation. After there being no further comments and/or statements from the public, the public portion of the hearing was closed.

- Planning Director responded to comments regarding boarding/rooming houses and that use has not been permitted and/or applied before a board since 2002 and if they exist they are legal preexisting nonconforming uses. Mayor's Designee Stewart responded to the comment made by Ms. Piwowar regarding the museum portion of the hospital and said that is something the administration would be interested in looking into. Planning Director Nierstedt responded to the comment regarding wells that are on the site and environmental contaminations. He explained that there are four stages of investigation which usually notes its findings under the environmental plan regarding the site. Chairman Scott Bey responded to comments regarding the improvement of a site southwest of the hospital and that JFK sold the property and that it will be repaired and utilized for the current nursing school and emergency facility. Board Member Hall made comment about the motion and that she would not be in favor of the residential component of the study. After there being no further discussion, Chairman Scott Bey entertained a motion. On a motion by Vice Chairman Baldwin and seconded by Board Member McKenna, the board voted as follows recommending that city council adopt the JFK Muhlenberg Hospital Redevelopment Plan with some corrections to the language and modifications as stipulated.

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| Scott Bey | Baldwin | El-Amin | Howard | McKenna | McRae | Stewart | Toth |
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Eight in favor. None opposed. None abstained.

X. ADJOURNMENT

- There being no further business, the meeting was adjourned at 10:27 p.m. by Board Member El-Amin and seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller
 Planning Board Secretary

PB special meeting minutes.4-24-2017