



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 MAY 4, 2017 AT 7:30 P.M
CITY HALL LIBRARY, 515 WATCHUNG 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													Term Of Office													
	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	
Ron Scott Bey, Chairman	P	P	P	P	-	P	P	P	P																	12/31/2020 (4 years)
Horace Baldwin, Vice Chairman	P	P	E	P	-	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	P																	12/31/2017 (1 year)
Anthony Howard	P	P	P	P	-	P	-	P	P																	12/31/2017 (1 year)
Siddeeq W. El-Amin	P	P	P	P	-	P	-	P	P																	12/31/2020 (4 years)
Gordon Fuller	P	P	P	P	-	P	-	E	E																	12/31/2018 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	P	P	P	P	-	P	-	P	P																	12/31/2017 (4 years)
William Toth	P	E	P	P	-	P	-	P	P																	12/31/2019 (4 years)
Maritza Hall, Alternate No.1	E	E	P	P	-	E	-	P	P																	12/31/2017 (2 years)
Barry Person, Alternate No.2	P	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 Vice Chairman Baldwin and seconded by Board Member El-Amin, the board accepted the meeting minutes of April 6, 2017 as presented by voice vote from eligible members has been adopted into the record. On a motion by Chairman Scott Bey and seconded, the meeting minutes for April 20, 2017 has been adopted into the record.

VI. RESOLUTION(S) (Memorialization)

1)

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

➤ Chairman Scott Bey asked if the member have any questions/comments in regards to the memorialization of this resolution. Hearing none, he entertained a motion. On a motion by Board Member McKenna and seconded by Board Member Howard, the board voted as follows dismissing the request of the application to construct a one-story addition to the existing building without prejudice.

➤

Scott Bey	Baldwin	El-Amin	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-2016-27	326 E. 4 th Street and 328-330 E. 4 th Street	328-330 East Fourth Street, LLC	606	8 and 9	MU Mixed Use Zone District

➤ The applicant is requesting to consolidate Lots 8 and 9, demolish the building closest to East Fourth Street on Lot 9, renovate the building to the rear of Lot 9, and utilize the building for office and indoor/outdoor storage space for a contractor business.

➤ Chairman Scott Bey announced that the applicant's attorney submitted correspondence stating that they met with the Technical Review Committee and are in the process to revise the plans. The applicant is requesting adjournment to the June 1, 2017 meeting. The board carried this application to June 1, 2017, there being no further notices required.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2017-09	New Jersey Schools Development Authority	730 Central Street	626	1	R-3 Low/Moderate Density Residential Zone

- Capital Project Review: New Jersey Schools Development Authority presenting for demolition of the Woodland Elementary School and the construction of a new elementary school with site improvements. Chairman Scott Bey announced that the board does not have the 5-year long facility plan of the board of education and so this application will not be heard.

VIII. REDEVELOPMENT STUDY

IX. REDEVELOPMENT PLAN

1) Discussion on TODD-West (Transit Oriented Development Downtown-West) Redevelopment

– Ms. Veena Sawant, of Nishuane Group, LLC, Montclair New Jersey made a presentation about the TODD-West development plan. Ms. Sawant addressed a report dated May 4, 2017 depicting an overview of the boundaries are Madison Avenue, West Second Street, Central Avenue and West Front Street, aerial view map, rendering of the land use map indicating existing land uses, district issues that include vacant sites, lack of amenities, restriction in growth for commercial retail areas. She talked about the purpose, proposed land use, bulk standards, parking study, demolition strategy, and adaptive reuse and parking strategy. After the Board, Board Attorney and Planning Director Nierstedt addressed the language in the plan and some minor revisions and will vote on the plan at the next meeting.

X. CAPITAL IMPROVEMENT PROGRAM

XI. OLD BUSINESS

XII. NEW BUSINESS

XIII. ADJOURNMENT

- There being no further business, the meeting was adjourned at 9:45 p.m. by Board Member McKenna and seconded by Board Member El-Amin.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.5-4-2017