



# 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 JULY 6, 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 7:33 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
Ron Scott Bey, Chairman	P	P	P	P	-	P	P	P	P	P	P	P	P												12/31/2020 (4 years)
Horace Baldwin, Vice Chairman	P	P	E	P	-	P	-	P	P	P	P	P	P												12/31/2017 (4 years)
Mayor Adrian O. Map John Stewart (Designee)	P	E	E	P	-	E	-	P	-	A	E	E	E												12/31/2017 (Term of Mayor)
Councilman Charles McRae	P	P	E	P	-	E	-	P	P	A	P	P	P												12/31/2017 (1 year)
Anthony Howard	P	P	P	P	-	P	-	P	P	P	P	P	P												12/31/2017 (1 year)
Siddeeq W. El-Amin	P	P	P	P	-	P	-	P	P	P	P	P	E												12/31/2020 (4 years )
Gordon Fuller	P	P	P	P	-	P	-	E	E	A	P	P	E												12/31/2018 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	P	P	P	P	-	P	-	P	P	P	P	P	P												12/31/2017 (4 years)
William Toth	P	E	P	P	-	P	-	P	P	A	P	P	P												12/31/2019 (4 years)
Maritza Hall, Alternate No.1	E	E	P	P	-	E	-	P	P	A	P	E	E												12/31/2017 (2 years)
Barry Person, Alternate No.2	P	P	P	P	-	P	-	P	P	P	P	P	E												12/31/2018 (2 years)
ATTENDANCE	10	8	8	11		8	1	10	9	6	10	9													

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. Ms. Nancy Piwowar, of 1129 Myrtle Avenue reported on a public hearing June 19, 2017 office of the attorney general office of asset protection regarding JFK and Hackensack meridian merger and wanted the Planning Board to be aware since the board reviewed the Muhlenberg redevelopment area. After there being no further statements/comments from the public, the public portion of the hearing was closed.

**V. MINUTES** –none

**VI. RESOLUTION(S) (Memorialization)**

- 1) Friends of Sleepy Hollow (FOSH) is seeking installation of seven (7) neighborhood street signs in the public Right-of-Way – the Board reviewed the resolution of memorialization and made some corrections to the language. Board Attorney Bauer made the corrections and a revised resolution will be submitted, but the board can take action. Chairman Scott Bey entertained a motion with the corrections. On a motion by Board Member McKenna and seconded by Board Member Howard, the board voted as follows granting approval to install seven (7) signs in the Sleepy Hollow designated neighborhood in the right-of way with conditions.



Scott Bey	Baldwin	Howard	McKenna	McRae	Toth
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Six in favor. None opposed. None abstained.

**VII. DEVELOPMENT APPLICATION(S)** - none

**VIII. REDEVELOPMENT STUDY -**

- 1) Public Hearing – Plainfield Avenue In Need of Redevelopment Study – Board Secretary Miller provided Board Attorney Bauer the notice of hearing and affidavit of publication were properly served and placed in the file. Ms. Shawna Ebanks, of Nishuane Group explained that the amended redevelopment study inadvertently excluded Block 111, Lots 16 and 17 of the original study and the amendment added properties which are vacant lands, but will be a benefit in this redevelopment area. She reported that Block 111, Lot 16 located at 619 South Second Street and Block 111, Lot 17 located at 615-617 South Second Street are part of the 197 scattered sites redevelopment area. She addressed both sites satisfy criteria's c, d and h for redevelopment and rehabilitation areas. She reported that Lot 17 is part of the Shiloh Baptist church parking lot which is in need of proper parking stalls, lighting and landscaping which also satisfy criteria's c, d and h for redevelopment and rehabilitation areas. After there being no further discussions, Chairman Scott Bey opened the meeting for public comments and/or statements. Hearing none, he closed the public portion of the hearing. He asked if the board had any comments/statements and/or questions. Hearing none, he entertained a motion. On a motion by Board Member Toth and seconded Vice Chairman Baldwin, the board voted as follows granting an amendment to the Plainfield Avenue In Need of Redevelopment Study as stipulated.



Scott Bey	Baldwin	Howard	McKenna	McRae	Toth
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Six in favor. None opposed. None abstained.

**IX. REDEVELOPMENT PLAN**

- 1) South Avenue Redevelopment Plan – Ms. Veena Sawant, of Nishuane Group explained the changes that were addressed in the plan at a prior board meeting. Ms. Sawant talked about the options in regards to adaptive reuse as follows; of the firehouse, swap privately owned lots to allow the firehouse to relocate with restrictions and preserve historic property; consider uses as a banquet facility, restaurant, or of similarity and the tax incentive program. Chairman Scott Bey made comment that he was informed that the Motor Vehicle Inspection Station located on South Second Street is privately owned and not state owned could be an option for a land swap. After there being no further discussion, the meeting was opened for public comments, questions and/or statements. Ms. Nancy Piwowar, of 1129 Myrtle Avenue made an awareness to the board of a grant that was applied for a feasibility study for the firehouse Station 4 and if it will affect the redevelopment plan. After there being no further comments, the public portion of the hearing was closed. Chairman Scott Bey asked if there were any questions and/or comments regarding this redevelopment plan. Hearing none, he 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 South Avenue Redevelopment Plan as stipulated.



Scott Bey	Baldwin	Howard	McKenna	McRae	Toth
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Six in favor. None opposed. None abstained.

**X. CAPITAL IMPROVEMENT PROGRAM - none**

**XI. OLD BUSINESS - none**

**XII. NEW BUSINESS - none**

**XIII. ADJOURNMENT**

- There being no further business, the meeting was adjourned at 8:10 p.m. by Vice Chairman Baldwin and seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller  
Planning Board Secretary

PB meeting minutes.7-6-2017