



# 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 OCTOBER 18 2018**  
**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 7:31 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 18	Feb 1	Feb 15	Mar 1	Mar 15	Apr 5	Apr 19	May 3	May 17	Jun 7	Jun 21	Jul 5	Jul 19	Aug 2	Aug 16	Sep 6	Sep 20	Oct 4	Oct 18	Nov 1	Nov 15	Dec 6	Dec 20	Term Of Office
Ron Scott Bey, Chairman	P	P	-	P	P	P	P	P	P	E	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	P	-	P	P	P	P					12/31/2021 (4 years)
Carmencita Pile, Designee Mayor Adrian O. Mapp	E	E	E	E	E	E	P	P	P	P	P	-	P	E	-	P	P	P	P					12/31/2021 (Term of Mayor)
Councilman Charles McRae	P	P	-	E	E	P	E	P	P	E	P	-	P	P	-	P	P	P	P					12/31/2018 (1 year)
Anthony Howard	P	P	-	P	P	P	P	P	P	P	P	-	P	E	-	P	P	P	P					12/31/2018 (1 year)
Siddeeq W. El-Amin	P	P	-	E	P	P	P	P	E	P	P	-	P	E	-	P	P	P	P					12/31/2020 (4 years)
Maritza Hall (succeeds Gordon Fuller)	P	E	-	P	E	E	P	E	P	P	P	-	7:44 p	E	-	P	E	P	-					12/31/2018 (4 years)
Sean C. McKenna	P	P	-	P	P	P	P	E	P	P	P	-	7:38 p	P	-	P	P	P	P					12/31/2021 (4 years)
William Toth	P	P	-	E	P	P	P	P	E	P	P	-	P	E	-	P	P	P	-					12/31/2019 (4 years)
Barry Person (succeeds Maritza Hall, Alternate No.1)	P	P	-	P	E	P	P	P	P	P	E	-	P	P	-	E	P	P	P					12/31/2019 (2 years)
Alma Blanco, Alternate No.2 (succeeds Barry Person)	V	V	-	V	V	V	V	V	V	V	P	-	P	P	-	P	E	P	-					12/31/2018 (2 years)
<b>TOTALS</b>	9	8	-	5	6	8	9	8	8	8	10	-	11	6	-	10	9	11	8					

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

**OTHERS IN ATTENDANCE**

<b>Name</b>	<b>Affiliation</b>
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** – none

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

1. South Avenue East Redevelopment Plan, Block 624, Lots 12&13, Block 625, Lots 28 thru 33 and 35 – Chairman Scott Bey asked for a motion to approve the redevelopment plan. On a motion by Mayor’s Designee Pile and seconded by Councilman McRae, the board voted as follows accepting the South Avenue East Plan recommending that city council adopt the plan as written.

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Scott Bey	Baldwin	Pile	McRae	Person
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Five in favor. None opposed. None abstained.

**VII. DEVELOPMENT APPLICATION(S)**

1)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
PB-2006-12	Anthony Flagg, II	301-303 Hillcrest Avenue	415	6.01	R-4 Moderate Density Residential Zone

- Property Owner Anthony Flagg is seeking an amended subdivision approval. On December 11, 2007 the Board granted minor subdivision approval to subdivide a lot containing a single-family dwelling into two (2) lots and to construct a single-family dwelling on the newly created vacant lot.
- City Planner Nierstedt addressed his letter dated June 19, 2018 to Mr. Flagg indicating that the plans submitted to the Building Department deviated from the board approved plans in 2007.
- Mr. Flagg was sworn in to provide testimony on the changes that were made. Mr. Flagg made comment that he was issued a Certificate of Occupancy.
- The board asked if Mr. Flagg can submit a copy of the CO and the approved plans. He reported that he do not have copies.
- After there being no further discussion, the board carried this application to January 2019 giving the applicant time to provide proof.

**VIII. REDEVELOPMENT STUDY(S) – Review and discuss Draft Area In Need of Redevelopment Investigation – Downtown West Front Study**

- Shawna Ebanks, Associate, of Nishuane Group LLC made a presentation on an Area In Need of Redevelopment Investigation Downtown West Front Street study. Ms. Ebanks identified the study area as Block 236, Lots 1, 2.01, & 3; Block 239, Lots 1-4, 5.01, 7, 8 and 25; Block 240, Lots 3-6, 8-10; Block 241, Lots 3-8, 9.01, 10-15 and Block 242, Lots 1-3 for consideration to investigate an area in need of redevelopment in accordance with the Local Housing & Redevelopment Law (LRHL) statutes. She talked about the Local Redevelopment Housing Law (LRHL) criteria's A through H indicating a range of existing conditions described as deterioration, disinvestment, decline, unsafe, discontinuance of use, unimproved vacant land, dilapidation, lighting and lack of proper utilization, etc. She noted if the study is granted it would be a non-condemnation plan meaning that the municipality would not use its power through eminent domain.
- Ms. Ebanks talked about the number of parcels noted in the study area which consists of 34 parcels included are eleven commercial properties, twelve residential, 2 institutional, 1 industrial, 5 mixed use, and 3 vacant lots which are underutilized. There are five (5) brownfield sites listed, 256 police incidents reported, building/property maintenance citations issued, one (1) use variance recently granted for a laundry mat and one property owe \$41,000 in taxes. There are sites located in the Urban Enterprise Zone (UEZ).
- Ms. Ebanks reported that the study involved reviews of data from various departments and conducted several site visits in preparation of the area in need study, to determine the facts of findings that have an impact to the general health, safety, and welfare of the community.
- Board questioned what determines the characteristics of the study area. Ms. Ebanks replied that the study area covers the zoning district breakdown which include, standards of the Mixed Use zone district, moderate residential zone district and the zoning map and if the zone for moderate density residential can be extended. Ms. Ebanks replied that zoning changes to be determined when plan is submitted.
- After there being no further questions/comments of the board, Chairman Scott Bey opened the meeting for public questions and/or comments. Dave Alston, of 414 West Front Street asked what spurred this area for development. Chairman Scott Bey responded that several areas are looked at from economic development review and then to city council and then to the Planning board for review. Vincent Brink, of 434 West Front Street pointed out one property that's not included. City Planner Nierstedt responded that that property's frontage does not face West Front Street.
- After there being no further public comments, the public portion of the hearing was closed.
- There being no further discussion of the board, Chairman Scott Bey encouraged board members to walk the area for any recommendations. The Board carried this study to November 1, 2018 and that there are no further notices required.
- She addressed the existing area is located in the NC Neighborhood commercial zone which depicts five (5) commercial properties, three (3) residential properties and one (1) vacant lot, includes that are evident by deterioration, disinvestment, cracked and shifting concrete, need signage improvements, property maintenance, lack of screening, need parking lot improvements, drainage, insufficient lighting, etc. Ms. Ebanks reported that the study included research of municipal findings and review of data from Planning, Engineering, Public Utility Authority, Police, Fire, Health, Building/Inspection and Tax offices. She addressed a map depicting the area a ¼ mile from the train station and that there a several bus stops along South Avenue. Ms. Ebanks concluded that the study involved review of documents from several municipal offices, reviews of municipal ordinances, city master plan, land use ordinances, several site visits include

interior/exterior findings of structural conditions, inventory of uses and preparation of the area in need study.

- Board Members questioned the one (1) lot that is not included and if any properties are in a flood zone. Ms. Ebanks replied that these are the blocks and lots that were assigned for investigation and that none of the properties are located in the flood zone.

**IX. REDEVELOPMENT PLAN(S)**

**X. CAPITAL IMPROVEMENT PROGRAM**

**XI. CAPITAL PROJECT REVIEW**

**XII. OLD BUSINESS**

**XIII. NEW BUSINESS**

**XIV. ADJOURNMENT**

- There being no further business, the meeting was adjourned at 8:44 p.m. on a motion by Board Member McKenna, seconded by Vice Chairman Baldwin.

Respectfully submitted,

Rosalind Miller  
Planning Board Secretary

PB meeting minutes.10-18-2018

Phone: (908) 753-3486 \* Fax: (908) 226-2587 \* Website: [www.plainfieldnj.gov](http://www.plainfieldnj.gov)