



# 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 AUGUST 2, 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	-									12/31/2020 (4 years)
Horace Baldwin, Vice Chairman	P	P	-	E	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	-									12/31/2021 (Term of Mayor)
Councilman Charles McRae	P	P	-	E	E	P	E	P	P	E	P	-	P	P	-									12/31/2018 (1 year)
Anthony Howard	P	P	-	P	P	P	P	P	P	P	P	-	P	E	-									12/31/2018 (1 year)
Siddeeq W. El-Amin	P	P	-	E	P	P	P	P	E	P	P	-	P	E	-									12/31/2020 (4 years)
Maritza Hall (succeeds Gordon Fuller)	P	E	-	P	E	E	P	E	P	P	P	-	7:44 p	E	-									12/31/2018 (4 years)
Sean C. McKenna	P	P	-	P	P	P	P	E	P	P	P	-	7:38 p	P	-									12/31/2021 (4 years)
William Toth	P	P	-	E	P	P	P	P	E	P	P	-	P	E	-									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	-									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	-									12/31/2018 (2 years)
TOTALS	9	8	-	5	6	8	9	8	8	8	10	-	11	6	-									

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 made a comment thanking the board and others that helped advocate and keeping a dialogue for over ten years in the fight for Muhlenberg Hospital. Ms. Piwowar reported that she received many telephone calls regarding the artifacts. After hearing no further public comments, the public portion of the meeting was closed.

**V. MINUTES** – On a motion by Board Member McKenna and seconded by Councilman McRae, the board accepted the minutes of June 7, 2018 as presented by voice vote from eligible members. The minutes have been adopted into the record.

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

1) Final Plainfield Signage (Ordinance and Design Standards) – The resolution for memorialization has been rescheduled to a date to be determined.

**VII. DEVELOPMENT APPLICATION(S)**

1)

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

➤ The applicant requested an adjournment, but no date has been scheduled. The applicant is seeking an amended site plan 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. The Planning Director Nierstedt will reach out to the applicant on the dates of the board hearing.

**VIII. REDEVELOPMENT STUDY(S)**

**IX. REDEVELOPMENT PLAN(S)**

**X. CAPITAL IMPROVEMENT PROGRAM**

**XI. CAPITAL PROJECT REVIEW**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2018-17	Plainfield Board of Education – Cook Elementary School	739 Leland Avenue	915	53	

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2018-22	Plainfield Board of Education – Dewitt D. Barlow Elementary School	2-56 Farragut Road / 801-823 East Front Street (corner lot)	329	19	

- Chairman Scott Bey reported that the Board of Education will not be heard and that a request has been sent to the State Board of Education to reschedule.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2018-20	County of Union	East Front Street at Watchung Avenue, Roosevelt Avenue, Sandford Avenue, and Norwood Avenue/ Richmond Street			

- Capital Project Review – Raymond Sullivan, County Project Manager, of County of Union, Division of Engineering. Mr. Sullivan addressed the Intersection Safety Improvement Project on East Front Street corridor consist of Watchung Avenue, Roosevelt Avenue, Sandford Avenue, and Norwood Avenue/Richmond Street Intersections. Mr. Sullivan reported that the project cost over 1 million and fully funded 100% through the New Jersey Department of Transportation (NJDOT), corridor selection because of the high rate of crashes.
- John Hill, Licensed Professional Engineer, Malick & Scherer, of Hampton New Jersey submitted a five sheet concept plan of the proposed intersection. He explained that the new traffic signals will indicated a countdown, push button, a pedestrian flashing lights, new cross walks with striping, handicap curb ramps, new sidewalks, improved street lighting with designed light poles per streetscape design, relocate an existing bus stop to northbound side removing two parking spaces, new inlets for bicycle safety and milling and paving roadway surface.
- Chairman Scott Bey expressed concern about the safety mechanism crosswalk the intersection at the Senior Citizens building. Mr. Hill reported that he has observed the pedestrian crossing and it can take anywhere from 3 to 4 minutes for vehicles to stop to let pedestrians to cross the street. He said that they are proposing a pedestrian overhang sign with push button for pedestrian crossing.
- The board asked about the time frame for completion. Mr. Hill replied early spring for bids and then anticipate project completion early spring year 2020.
- After there being no further testimony from the professionals, Chairman Scott Bey opened the meeting up to the public. Bernice Paglia, of 124 East Seventh Street expressed concern regarding ADA ramps particularly in the winter forms ice. Nancy Piwovar, of 1129 Myrtle Avenue made comment in regards to trolley tracks at the intersection of East Front Street and Watchung Avenue. After hearing no further comments from the public, the public portion of the hearing was closed.
- After hearing no further question and/or comments from the Board, Chairman Scott Bey entertained a motion. On a motion by Board Member McKenna and seconded by Board Member McRae, the board voted as follows granting a Capital Project Review to County of Union for the Intersection Safety Improvement Project on East Front Street at Watchung Avenue, Roosevelt Avenue, Sandford Avenue, and Norwood Avenue/Richmond Street Intersections as written.

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

**XII. OLD BUSINESS**

**XIII. NEW BUSINESS**

**XIV. ADJOURNMENT**

- There being no further business, the meeting was adjourned at 9:40 p.m. on a motion by Board Member Howard, seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller  
Planning Board Secretary

PB meeting minutes.8-2-2018

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