



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

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. Ada Levin, a homeowner since 1976, Fernwood Avenue, Plainfield NJ addressed a Sleepy Hollow area designation. Chairman Scott Bey advised Ms. Levin that no board application has been submitted. After there being no further comments from the public, the public portion of the hearing was closed.

V. MINUTES – On a motion by Board Member McKenna and seconded by Board Member McRae, the board accepted the minutes of June 21, 2018 with typo correction and July 19, 2018 as presented by voice vote from eligible members. The meeting minutes have been adopted into the record.

VI. RESOLUTION(S) (Memorialization)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2017-29	Abdelhamid Belgaid & Sanaa Admoune	263 Watson Avenue	408	16	R-4 Moderate Density Residential Zone

➤ Chairman Scott Bey asked if the board had any questions/comments regarding resolution for memorialization. Hearing none, he entertained a motion. On a motion by Board Member McKenna and seconded by Vice Chairman Baldwin, the board voted as follows granting a minor subdivision to subdivide Lot 16 containing a single-family dwelling and construct a new single-family dwelling on the newly created lot. The minor subdivision creates two non-conforming lots requiring relief from bulk requirements and supplementary zoning regulations with conditions.

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Scott Bey	Baldwin	El-Amin	Pile	McKenna	McRae	Toth
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Seven in favor. None opposed. None abstained.

2)

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			

➤ Chairman Scott Bey asked if the board had any questions/comments regarding resolution for memorialization. Hearing none, he entertained a motion. On a motion by Board Member Toth and seconded by Vice Chairman Baldwin, the board voted as follows granting Capital Project Review for 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.

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Scott Bey	Baldwin	Pile	McKenna	McRae	Toth
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Seven in favor. None opposed. None abstained.

VII. DEVELOPMENT APPLICATION(S) - none

VIII. REDEVELOPMENT STUDY(S) – Review and discuss a draft Transit Oriented Development Downtown-West (TODD-W) Expansion, 225-231 West Second Street, Block 245, Lot 1

- Shawna Ebanks, an Associate with Nishuane Group LLC made a presentation addressing a draft Investigation and Designation of Non-Condensation Redevelopment Area to be included. Ms. Ebanks explained that 225-231 West Second Street, Block 245, Lot 1, located in the Transit Oriented Development/Commercial Business District (TODD/CBD) zone, is a city owned parcel, a vacant underutilized corner lot, in close proximity of TODD-W redevelopment area. She addressed the standards in accordance with the Local Housing & Redevelopment Law (LRHL), criteria's A through H indicating a range of conditions that include buildings that are substandard, unsafe, unsanitary, dilapidated, discontinued uses, unimproved vacant land, underutilization caused by poor conditions, etc. Ms. Ebanks talked about the current conditions and its previous use as a child care facility. The purpose is to include this parcel to the existing TODD-W to encourage reinvestment in the area, adding streetscape and increase pedestrian activity.
- After review of the study, Chairman Scott Bey opened the meeting for public questions/comments and/or statements. Nancy Piwovar, of 1129 Myrtle Avenue asked if there were any historical documentations, the importance of the building has 1800's architectural elements and prior electric company use part of the transformer. Ms. Ebanks replied that during her study included research at the public library database, tax and building record.
- 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 entertained a motion. On a motion by Board Member Toth, and seconded by Mayor's Designee Pile, the board voted as follows recommending that property at 225-231 West Second Street, block 245, Lot 1 be designated as an area in need of redevelopment as written.

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

IX. REDEVELOPMENT PLAN(S)

X. CAPITAL IMPROVEMENT PROGRAM

XI. CAPITAL PROJECT REVIEW

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2017-16	Union County College	201-225 Roosevelt Avenue / 300-320 East Second Street (corner lot)	307	1.01 3, 4 5.01 and 40	TODD-CD Zone

- Robert Hogan, Director of Facilities for Union County College. Mr. Hogan explained that the college is seeking an amendment to the preliminary site plan approval. Mr. Hogan reported that the project went out to bid and came to over \$400,000 dollars. He explained that they are proposing to modify the plan from the original board

resolution, but continue installation of the retention system for storm water control, paving the parking lot, install new concrete sidewalk along East Second Street and East Third Street, but Roosevelt no sidewalk because it is in good condition and some interior renovations. Mr. Hogan reported that city officials recommended removal of the crosswalk/gateway sign safety issues.

- The board made recommendation and encourage that the streetscape design remain to help beautify the area and the installation of fencing in accordance with the fence regulations and appreciate the effort made to work closer together by phases to help along the project.
- After there being no further discussion, the meeting was opened for public questions/comments and/or statements. Nancy Piwowar, of 1129 Myrtle Avenue made comment that she appreciate the college wanting to improve that area and looking for something positive to happen in that area. Pinky Shaman, representative and an architect for the Union County College addressed the estimates/bid process. 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 entertained a motion to include phases of the project. On a motion by Board Member Toth, and seconded by Board Member El-Amin, the board voted to accept the reduced scope of work provided in phases include the signage, landscaping and security fence as stipulated.

➤	Scott Bey	Baldwin	El-Amin	Howard	Pile	McRae	Toth	Blanco
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Eight in favor; One opposed (Board Member McKenna); One abstained (Board Member Hall)

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.9-6-2018