



CITY OF PLAINFIELD

PLANNING BOARD
515 WATCHUNG AVENUE
PLAINFIELD, NJ 07061



ADRIAN O. MAPP
MAYOR

PLANNING BOARD REORGANIZATION MEETING
THURSDAY JANUARY 18, 2018
CITY HALL LIBRARY, 515 WATCHUNG AVENUE

Ron Scott Bey, Chairman
Horace Baldwin,
Vice Chairman

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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)

City Planner Bill Nierstedt called the meeting to order at 7:37 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																							12/31/2020 (4 years)
Horace Baldwin, Vice Chairman	P																							12/31/2021 (4 years)
Mayor Adrian O. Mapp John Stewart (Designee)	-																							12/31/2021 (Term of Mayor)
Councilman Charles McRae	P																							12/31/2018 (1 year)
Anthony Howard	P																							12/31/2018 (1 year)
Siddeeq W. El-Amin	P																							12/31/2020 (4 years)
Vacancy (succeed Gordon Fuller)	V																							12/31/2018 (4 years)
Sean C. McKenna	P																							12/31/2021 (4 years)
William Toth	P																							12/31/2019 (4 years)
Maritza Hall, Alternate No.1	P																							12/31/2019 (2 years)
Barry Person, Alternate No.2	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. REORGANIZATION

➤ **Election of a Chairperson**

- Planning Director Bill Nierstedt asked the Board Members for nominations for the position of Board Chairperson.
- A nomination made by Board Member El-Amin and seconded by Board Member McKenna to appoint Board Member Ron Scott Bey. Hearing no further nominations offered, nominations were closed for the position of the Board Chairperson. Chairman Ron Scott was appointed as the Chairman of the Planning Board for the year 2018.
- Eight Present in Favor. None Opposed. None Abstained.
- Chairman Scott Bey thanked the board for their continued support.

➤ **Election of a Vice Chairperson**

- Chairman Ron Scott Bey asked the Board Members for nominations for the position of Vice Chairperson.
- A nomination made by Board Member Howard and seconded by Board Member El-Amin to appoint Board Member Horace Baldwin. Hearing no further nominations offered, nominations were closed for the position of the Vice Chairperson. Vice Chairman Horace Baldwin was appointed as Vice Chairman of the Planning Board for the year 2018.
- Nine Present in Favor. None Opposed. None Abstained.
- Vice Chairman Baldwin thanked the board for their support.

V. EXECUTIVE SESSION: Review and Discuss Request for Proposals (RFP) submitted for Board Attorney and Board Engineer

➤ **Resolution No.1: Appointment of Board Attorney**

- Chairman Scott Bey asked for nominations for the Board Attorney position.
- A nomination made by Board Member McKenna and seconded by Board Member Toth to appoint Janine G. Bauer, Esq., of Szaferman, Lakind, Blumstein & Blader, P.C., Lawrenceville, New Jersey as the Planning Board Attorney. Hearing no further nominations offered, Chairman Scott Bey closed the nominations for the position of the Planning Board Attorney. The board resolved that Janine G. Bauer, Esq. to be appointed Planning Board Attorney from January 1, 2018 through December 31, 2018 with fees not to exceed the amount provided in the budget of the Board unless authorized by resolution of the Board.
- Nine Present in Favor. None Opposed. None Abstained.
- Planning Board Attorney Bauer thanked the board for their support.

➤ **Resolution No.2: Appointment of Board Engineer**

- Chairman Scott Bey asked for nominations for the Board Engineer position.
- A nomination made by Board Member McKenna and seconded by Board member El-Amin to appoint Drew DiSessa, PE, of Pennoni Associates, Newark New Jersey as the Planning Board Engineer. Hearing no further nominations offered Chairman Scott Bey closed the nominations for the position of the Board Engineer. The board resolved that Pennoni Associates to be appointed Planning Board Engineer from January 1, 2018 through December 31, 2018 with fees not to exceed the amount provided in the budget of the Board unless authorized by resolution of the Board.
- Nine Present in Favor. None Opposed. None Abstained.

- **Resolution No.3: Appointment of Board Secretary**
 - Chairman Scott Bey asked for nominations for the Board Secretary position.
 - A nomination made by Vice Chairman Baldwin and seconded by Board Member El-Amin to appoint Rosalind Miller as Planning Board Secretary. Hearing no further nominations offered, nominations were closed for the position of the Planning Board Secretary. Rosalind Miller to be appointed as Secretary of the Planning Board through the year 2018 and including the first month of the following year (January 2019) reorganization meeting of the Board with fees not to exceed the amount provided in the budget of the Board unless authorized by resolution of the Board.
 - Nine Present in Favor. None Opposed. None Abstained.
 - Board Secretary Miller thanked the board for their continued support.

- **Resolution No.4: Designation of the Official Newspaper of the Planning Board**
 - Chairman Scott Bey asked for a motion for designation of the Official Newspaper of the Planning Board.
 - On a motion by Board Member El-Amin and seconded by Vice Chairman Baldwin, the board resolved that the Courier News be designated as the official newspaper of the Board for the publication of official notices and the Star Ledger be designated to receive the annual calendar notices of the Board for the purpose of the Open Public Meetings Act.
 - Nine Present in favor. None opposed. No abstentions.

- **Resolution No.5: Adoption of Procedures, Forms and Bylaws of the Planning Board**
 - Chairman Scott Bey asked for a motion for adoption of procedures, forms and bylaws of the Planning Board.
 - On a motion by Board Member El-Amin and seconded by Board Member Howard, the board resolved that the Procedures, Forms and Bylaws are hereby readopted for the year 2018.
 - Nine Present in favor. None opposed. No abstentions.

VI. 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 on non-agenda items was closed.

VII. MINUTES – On a motion by Board Member McKenna, seconded by Board Member El-Amin and abstained by Board Member Hall, the board accepted the meeting minutes of November 2, 2017; December 7, 2017; and December 21, 2017 as presented by voice vote from eligible members. The minutes have been adopted into the record.

VIII. RESOLUTION(S) (Memorialization)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2017-27	Muhlenberg Urban Renewal, LLC	1202-1250 Randolph Road/1203-1221 Park Avenue 1223-1251 Park Avenue/1201—1239 Moffett Avenue 1252-1360 Randolph Road 1223-1221 Park Ave.	13	38.01 and 38.02 and 38.03	PO Professional Office Zone and Muhlenberg Redevelopment Plan and R-3 zone

- Board Attorney Bauer advised the board of revisions made to the resolution in regards to the language, buffering and the uses. After there being no further revisions, Chairman Scott Bey entertained a motion to memorialize this resolution. On a motion by Vice Chairman Baldwin and seconded by Board Member McKenna, the board voted as follows granting preliminary and final site plan approval to demolish different portions of the existing hospital building, renovate the remaining structure and construct new additions for mixed use medical arts and residential apartment building containing 120 residential apartment units consisting of 1 and 2 bedroom units and 636 parking spaces with conditions.

➤

Scott Bey	Baldwin	El-Amin	Howard	McKenna	McRae	Toth	Hall	Person
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Nine in favor. None opposed. None abstained.

IX. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2017-19	829 South, LLC	829-881 South Avenue	645	14	TODN South Avenue Redevelopment Plan

1st hearing Jan.18, 2018 carried; Feb. 1st,

- Board Attorney Bauer advised the board that she has reviewed affidavit of publication and notice and that the board has jurisdiction to hear this application.
- Joseph Paparo, Esq., of 100 Southgate Parkway, Morristown New Jersey represented on behalf of the application. Mr. Paparo explained that the applicant is proposing to demolish a two-story masonry building and a two-story metal building and construct a four-story, mixed-use building, retail space, a total of 70 residential apartments and 84 parking spaces.
- Christopher P. Rosati, PE and Site Engineer, of FWH Associates, 1856 Route 9, Toms River New Jersey was sworn in to provide testimony as a Licensed Professional Engineer and Site Engineer. Mr. Rosati briefly explained his credentials with a BS in Civil Engineer, license is current, has testified before numerous Planning and Zoning Boards and has served as a Board Engineer. The board accepted Mr. Rosati as a Licensed Professional Engineer. Mr. Rosati presented Exhibits A1 through A4 depicting an aerial photo of the site, site plan rendering, architectural rendering and existing conditions and demolition plan. He described Block 645, Lot 14 currently has a two story structure located in the Transit Oriented Development Netherwood South Avenue Redevelopment plan. He talked about the proposed front yard, rear yard and side yard setbacks and said that the proposal include reducing impervious coverage, storm water inlets and will comply with utility connections. He talked about the exterior proposal regarding a roll up door, location of the trash/recycling, loading/unloading areas and boxed truck size for deliveries, proposed new curb/sidewalk, brick pavers, street trees consistent with the design guidelines, LED lighting for the parking area for a total of 84 parking spaces including handicap parking space and fire access easement subject to the Fire Department's recommendations.
- Board Members asked about loading/unloading/retail deliveries inside gated area for commercial/residential access, handicap/wheel chair accessibility and elevation. Mr. Rosati reported that the site is in the AO flood zone and that they are required to elevate the building above flood level. He also replied that the parking lot is gated and controlled and that the residence will have own parking stalls. He said in regards to deliveries the store owners will have to establish scheduled deliveries.

- Elizabeth Dolan, Licensed Professional Traffic Engineer, of 792 Chimney Rock Road, Martinsville New Jersey was sworn in to provide testimony as a Licensed Professional Traffic Engineer on behalf of the application. Ms. Dolan briefly discussed her qualifications indicating her license is current and has testified before Planning and Zoning Boards in many municipalities. The board accepted Ms. Dolan's qualifications as a Licensed Professional Traffic Engineer. Ms. Dolan explained the methodology of a traffic count study. She reported on these traffic counts dated 11/1/17 and 10/17/17 during school in session and clear weather. The hours of the traffic counts were from 7:45 a.m. through 8:45 a.m. and 5:30 p.m. through 6:30 p.m. including driveway activity. She estimated the traffic count of 25 trips and according to an ITE traffic manual a trip count of 100 is significant. Ms. Dolan made comment of bus service and mass transit within a ¼ mile. She made comment in regards to the proposal to reduce the driveway width and indicated that will slow down the traffic.
- Jerome Eben, Licensed Professional Planner was sworn in on behalf of the application.
- Frederick Kincaid, Registered Architect, of Jarmel Kiel Architects and Engineers Inc., 42 Okner Parkway, Livingston New Jersey was sworn in to provide testimony as a Licensed Professional Architect on behalf of the application. Mr. Kincaid briefly addressed his qualifications, currently licensed in the State of New Jersey. The board accepted Mr. Kincaid's expertise as a Licensed Architect. Mr. Kincaid addressed sheet SD100.1 depicting the ground floor of a proposed four-story building depicting mixed use retail/residential. He talked about interior layout showing entrances, access with use of a key card for the residential portion, residential lobby and lounge area, package room, sales office, trash compactor and bicycle rack with a front view showing three large windows to bring in light and elevators for residential use only. He talked about the proposed number of residential units total 70 with washer/dryers and adaptable bathrooms in each unit, 9 one bedrooms and 13 two bedrooms on the second floor, 11 one bedrooms and 13 two bedrooms on the third floor and 11 one bedrooms and 13 two bedrooms on the fourth floor, trash chute area, fitness center, storage units and a green roof top area. He said one or two of the units will need to be modified to make compliant. Mr. Kincaid talked about the exterior depicting mansard roof top, elevation plan, raised ramp, roll gated area, sign band for three retail uses, building material of brick veneer, hardi-plank, and one sign for residential portion.
- Richard Dunn, Project Manager Representative, of 829 South LLC, was sworn in to provide testimony in regards to the hours of operation and type of retail tenants. Mr. Dunn said that they are seeking office type retailers Tax preparer, Realtor Agency of the sort. He talked about the gated area can be set on a timer and key pod access for the residential portion, parking stalls were reduced per Fire Department recommendations and in addition he said that there is street parking.
- The board made comment that on the street parking will not be considered, but consider shared parking concept and/or designated parking spaces, considerations to reduce storage space to make units compliant, relocating the lobby area, if building is LEED energy efficient and/or roof top solar, sound installation and type of HVAC units. In addition, the Board expressed concern about handicap accessible for both retail/residents close to entryways, loading/unloading and deliveries, safety, ice/snow removal and subject to other city official reports. Chairman Scott Bey noted the hour is getting late and the board will still need to hear testimony from the applicant's Planning Professional and Management. The board carried this application to February 1, 2018.

X. **REDEVELOPMENT STUDY(S)** - none

XI. **REDEVELOPMENT PLAN(S)** - none

XII. **CAPITAL IMPROVEMENT PROGRAM** - none

XIII. **OLD BUSINESS** - none

XIV. **NEW BUSINESS** - Review and adoption of the board's 2018 annual calendar – After review of the 2018 Planning Board calendar, Chairman Scott Bey entertained a motion to adopt the calendar. On a motion by Board Member El-Amin and seconded by Board Member Howard, the board adopted the 2018 annual calendar.

- Nine Present in favor. None opposed. No abstentions.

XV. **ADJOURNMENT**

➤ There being no further business, the meeting was adjourned at 10:40 p.m. on a motion by Board Member El-Amin, seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB reorganization meeting minutes.1-18-2018