



CITY OF PLAINFIELD
DEPARTMENT OF ECONOMIC DEVELOPMENT
DIVISION OF PLANNING
PLANNING BOARD
515 WATCHUNG AVENUE
PLAINFIELD, NJ 07061



ADRIAN O. MAPP
MAYOR

PLANNING BOARD MEETING
WEDNESDAY NOVEMBER 7, 2019 at 7:30 P.M.
PLAINFIELD HIGH SCHOOL, 950 PARK AVENUE
PLAINFIELD NJ

RON SCOTT BEY, CHAIRMAN
HORACE BALDWIN, VICE CHAIRMAN

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MINUTES

NOTE: Cellular phones are to be turned off during the Planning Board meeting, unless otherwise stated.

I. CALL TO ORDER

Chairman Scott Bey called the meeting to order at 7:30 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 17	Feb 7	Feb 21	Mar 7	Mar 20	Apr 4	Apr 18	May 2	May 16	Jun 6	Jun 20	Jul 4	Jul 18	Aug 1	Aug 15	Sep 5	Sep 19	Oct 3	Oct 17	Nov 7	Nov 21	Dec 5	Dec 19	Term Of Office
Scott Bey, Ron, Chairman	P	P	P	P	P	-	P	P	P	P	P	-	P	P	-	P	P	P	P	P				12/31/2020 (4 years)
Baldwin, Horace, Vice Chairman	P	P	P	P	P	-	P	P	7:39 P	P	P	-	P	P	-	P	P	E	P	P				12/31/2021 (4 years)
El-Amin, Siddeeq W.	P	P	8:01 pm	E	P	-	P	P	P	P	P	-	P	P	-	P	P	P	P	P				12/31/2020 (4 years)
Howard, Anthony	P	P	P	P	E	-	P	P	7:46 P	E	P	-	P	P	-	E	E	P	P	P				12/31/2019 (1 year)
McKenna, Sean C.	P	P	P	P	P	-	P	E	E	P	E	-	7:40 P	P	-	P	P	P	P	P				12/31/2021 (4 years)
McRae, Charles, Councilman	P	P	P	P	P	-	P	P	E	P	P	-	P	P	-	P	P	E	P	P				12/31/2019 (1 year)
Person, Barry (succeeds Maritza Hall)	P	P	P	E	P	-	E	P	P	P	P	-	P	P	-	P	E	E	E	E				12/31/2022 (4 years)
Mayor Adrian O. Map Pile, Carmencita (Designee)	P	P	P	P	E	-	E	P	P	P	P	-	P	P	-	P	P	P	P	P				12/31/2021 (Term of Mayor)
Toth, William	P	P	P	E	P	-	E	E	E	P	E	-	E	E	-	P	P	P	P	P				12/31/2019 (4 years)
Hunt, Rick, Alternate No.1 (succeeds Barry Person)	P	P	E	P	P	-	E	P	P	P	P	-	P	P	-	P	P	E	E	E				12/31/2019 (2 years)
Blanco, Alma, Alternate No.2	P	P	P	E	P	-	P	P	P	P	P	-	E	P	-	E	P	P	P	P				12/31/2020 (2 years)

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

OTHERS IN ATTENDANCE

Name	Affiliation
James Clarkin, Esq.	Planning Board Attorney
Maryann Bucci-Carter, PP, AICP	Planning Board Planner
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. Nancy Piwovar, of 1129 Myrtle Avenue, made an awareness of the heritage tourism is alive and well and expressed concern that the history and the historic buildings in this city are not forgotten. Hearing no further comments, the public portion on non-agenda items was closed.

V. MINUTES – none

VI. RESOLUTION(S) (Memorialization)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2019-06	Joshwa Money School, LLC	957-963 Central Avenue	759	13	VWB-1 Van Wyck Brooks Historic District

➤ Chairman Scott Bey asked if the board had any questions and/or comments regarding the resolution of memorialization. Hearing none, he entertained a motion. On a motion by Councilman McRae and seconded by Vice Chairman Baldwin, the board unanimously favored the application. None Opposed. None Abstained.

2)

An Area in Need of Redevelopment Investigation-TODD-South Study Non-Condensation

➤ Chairman Scott Bey asked if the board had any questions and/or comments regarding the resolution of memorialization. Hearing none, he entertained a motion. On a motion by Councilman McRae and seconded by Mayor's Designee Pile, the board unanimously voted in favor of An Area In Need Of redevelopment-TODD South Study Non-Condensation. All in Favor. None Opposed. None Abstained.

3)

An Area in Need of Redevelopment Investigation-TODD-South Study Condensation

➤ Chairman Scott Bey asked if the board had any questions and/or comments regarding the resolution of memorialization. Hearing none, he entertained a motion. On a motion by Mayor's Designee Pile and seconded by Councilman McRae, the board unanimously voted in favor of An Area In Need Of redevelopment-TODD South Study Condensation. All in Favor. None Opposed. None Abstained.

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2019-18	911 South Avenue, LLC	911 South Avenue	645	15	TODN South Avenue Redevelopment Plan
10/17/19 carried; 11/7/19					

- Joseph Paparo, Esq., of Porzio, Bromberg & Newman, P.C., 100 Southgate Parkway, Morristown, New Jersey. Mr. Paparo explained that the applicant is seeking approvals to permit the construction of an elevated emergency ramp that will encroach on the 829 South Avenue property which is the same owner.
- Michael Dipple, Licensed Professional Engineer, of 60 Grand Avenue, Englewood, New Jersey. Mr. Dipple was sworn in to testify on behalf of the application.
- Wassim Nader, Registered Architect, of 45 Academy Street, Newark, New Jersey. Mr. Nader was sworn in to testify on behalf of the application.
- Mr. Dipple presented Exhibit A1 depicted colorized site rendering of the emergency ramp, raised and constructed of cement material, guide rail, lighting and gate. The construction of an elevated emergency ramp is required by the New Jersey Department of Environmental Protection (NJDEP). He said that the ramp will reduce the number of parking stalls from 47 to 38 while 31 parking stalls are required.
- After hearing no further testimony from the professionals, Chairman Scott Bey opened the meeting for public questions, comments and/or statements. Hearing none, the public portion of the hearing was closed.
- The Board, Board Attorney and Board Planner addressed all city official reports and asked if there were any items they could not comply with. Mr. Dipple replied that the applicant is willing to comply with all city official reports.
- After there being no further testimony, 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 granting an amended site plan approval to construct an elevated emergency ramp as written.

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

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2017-19	829 South Avenue, LLC	911 South Avenue	645	15	TODN South Avenue Redevelopment Plan
10/17/19 carried; 11/7/19					

- Joseph Paparo, Esq., of Porzio, Bromberg & Newman, P.C., 100 Southgate Parkway, Morristown, New Jersey. Mr. Paparo explained that the applicant is also, seeking an amendment to a preliminary and final site plan approval granted March 1, 2018 for the construction of a mixed use 4 story building consisting of commercial space on the first floor and seventy (70) residential apartments on the upper three floors and to permit the construction of an elevated emergency ramp required by the New Jersey Department of Environmental Protection (NJDEP).
- Michael Dipple, Licensed Professional Engineer, of 60 Grand Avenue, Englewood, New Jersey. Mr. Dipple was sworn in to testify on behalf of the application.

- Wassim Nader, Registered Architect, of 45 Academy Street, Newark, New Jersey. Mr. Nader was sworn in to testify on behalf of the application.

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

VIII. REDEVELOPMENT STUDY(S) -none

IX. REDEVELOPMENT PLAN(S) - none

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 8:57 p.m. On a motion by Board Member Pile, seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.11-7-2019

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