



**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 DECEMBER 19, 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 14	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	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	P	P	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	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	P	P	E	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	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	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	P	P	P	P	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	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	P	P	E	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	P	E	P	P	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	P	P	E	P	12/31/2020 (2 years)

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

**OTHERS IN ATTENDANCE**

Name	Affiliation
Peter Vignuolo, Esq.	Planning Board Attorney
Malvika Apte, PP, AICP	Planning Board Planner
Rosalind Miller	Planning 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 on non-agenda items was closed.

**V. MINUTES** – On a motion by Board Member El-Amin and seconded by Board Member Pile the November 7, 2019 minutes were adopted into the record as presented. On a motion by Vice Chairman Baldwin and seconded by Board Member Pile the November 14, 2019 minutes were adopted into the record as presented.

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

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2017-11	North Avenue Urban Renewal, LLC	926-1018 North Avenue	402	7	TODN North Avenue Redevelopment Zone/TSC

- Chairman Scott Bey asked if the board had any questions and/or comments regarding the resolution memorialization. Hearing none, he entertained a motion. On a motion by Vice Chairman Baldwin and seconded by Board Member Person the board voted as follows granting preliminary site plan approval with conditions.

➤	Scott Bey	Baldwin	El-Amin	McKenna	Person	Pile
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Six in favor. None opposed. None abstained.

**VII. DEVELOPMENT APPLICATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2017-11	North Avenue Urban Renewal, LLC	926-1018 North Avenue	402	7	TODN North Avenue Redevelopment Zone/TSC

- Lawrence A. Calli, Esq., of Calli Law, LLC, 3 Briarcliff Terrace, Kinnelon, New Jersey represented on behalf of the applicant. Mr. Calli explained that the applicant is seeking an amended preliminary and final site plan approval to provide amenities and parking on the first floor and residential dwelling units on the upper floors.
- Joseph Sparone, Licensed Professional Engineer, of Dynamic Engineering Consultants, 245 Main Street, Chester, New Jersey was sworn to provide testimony on behalf of the applicant. Mr. Sparone addressed the board's previous comments as he addressed the revised plans reflecting the changes depicting the exterior to include stop bars in the parking garage, directional signs, lighting, security cameras, streetscape design standard, show screening of the transformer, landscaping as per the Shade Tree commission and courtyard amenities no barbeque pit. He addressed the interior amenities to include bathroom, kitchenette for the club room area and fitness room area.

- After there being no further testimony from the professional, the meeting was opened for public questions, comments and/or statements. Hearing none, the public portion of the hearing was closed.
- Chairman Scott Bey asked if the board had any further discussion and/or concerns. Hearing none, he entertained a motion.
- On a motion by Vice Chairman Baldwin and seconded by Board Member Pile, the board voted as follows granting an amended preliminary site plan approval with conditions.

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

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

**IX. REDEVELOPMENT PLAN(S)**

1) Park Avenue Redevelopment Plan

- Steven Martini, Licensed and Certified Planner, of Nishuane Group, 105 Grove Street, Montclair, New Jersey. Mr. Martini made a power point presentation for the Park Avenue Redevelopment Plan. He talked about the goal and objective of the plan is to attract new development, stimulate economic development, manage parking circulation and benefit to the neighborhood. He also talked about the bulk standards regulation, front yard, rear yard setback requirements, landscaping design standards and open space include roof top amenities.
- The Board expressed concern regarding the front yard setback, height, density and parking.
- After there being no further discussion, Chairman Scott Bey opened the meeting for public questions/comments or statements. Hearing none, 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 Board Member Pile, the board voted as follows recommending council to adopt the Park Avenue Gateway Redevelopment Plan as written.

Scott Bey	Baldwin	El-Amin	Workman	McKenna	Person	Pile	Toth
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Eight in favor. One opposed. (McRae) None abstained.

2) TODD South Redevelopment Plan

- Steven Martini, Licensed and Certified Planner, of Nishuane Group, 105 Grove Street, Montclair, New Jersey. Mr. Martini remained under oath to provide testimony for the TODD South Redevelopment Plan. He addressed the plan with the changes incorporated to reflect the Historic Preservation Commission recommendations, the plan provides for an opportunity to attract new development in and around the Plainfield Train Station, benefits the neighborhood, and stimulate economic development to include commercial/residential designs. Mr. Martini also discussed bulk standard, front yard, side yard, rear yard and combined side yard setback requirements. He addressed the open space requirement, building height, the number of stories and some revisions to the language usage in the document.
- After there being no further discussion, Chairman Scott Bey opened the meeting for public questions/comments or statements. Hearing none, 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 Pile and seconded by Board Member El-Amin, the board voted as follows recommending council to adopt the TODD South Redevelopment Plan as written.

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

**X. CAPITAL IMPROVEMENT PROGRAM** – none

**XI. OLD BUSINESS** – none

**XII. NEW BUSINESS** – Chairman Scott Bey welcomed Board Member Jacqui Workman (succeeded Anthony Howard) to the board.

**XIII. ADJOURNMENT**

- There being no further business, the meeting was adjourned at 9:59 p.m. On a motion by Board Member Pile, seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller  
Planning Board Secretary

PB meeting minutes.12-19-2019