



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
THURSDAY DECEMBER 5, 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		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		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		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		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		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	P	E		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		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		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		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		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	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, seconded by Board Member Pile the August 1, 2019 minutes were adopted as presented. On a motion by Board Member Pile, seconded by Board Member El-Amin the September 5, 2019 minutes were adopted as presented. On a motion by Board Member El-Amin, seconded by Vice Chairman Baldwin the September 19, 2019 minutes were adopted as presented. On a motion by Vice Chairman, seconded by El-Amin the October 3, 2019 minutes were adopted as presented.

VI. RESOLUTION(S) (Memorialization)

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

➤ Board Attorney Vignuolo advised the board of some modifications to the resolution. After there being no further changes, 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 Vice Chairman Baldwin and seconded by Mayor's Designee Pile, the board voted as follows granting preliminary and final site plan approval to construct an elevated emergency ramp as written.

➤

Scott Bey	Baldwin	El-Amin	Pile	Blanco
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Five in favor. None opposed. None abstained.

2)

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

➤ Board Attorney Vignuolo advised the board of some modifications to the resolution. After there being no further changes, 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 Board Member El-Amin, the board voted as follows granting amended preliminary and final site plan approval to construct an elevated emergency ramp as written.

➤

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

3)

Marina Tract Amended Redevelopment Plan

➤ 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 Board Member El-Amin, the board voted as follows recommending council to adopt the Marino's Tract Redevelopment Plan as written.

➤

Scott Bey	El-Amin	McKenna	Pile	Blanco
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Five in favor. None opposed. None abstained.

4)

Park Avenue Gateway Area in Need of Redevelopment Investigation

➤ 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 Board Member McKenna, the board voted as follows recommending council to adopt the Park Avenue Gateway Area in Need of Redevelopment Investigation as written.

➤

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

5)

South Avenue East Redevelopment Plan

➤ 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 Board Member Person, the board voted as follows recommending council to adopt the South Avenue East Redevelopment Plan as written.

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Scott Bey	Person	Pile	Blanco
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Four 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.
- Bruce Englebaugh, Registered Architect, of Minno Wasko Architects & Planners, 80 Lambert Lane, Lambertville, New Jersey was sworn in to provide testimony on behalf

of the application. Mr. Englebaugh presented Exhibit A1 depicted an architectural rendering. He addressed a 2017 approval identifying modifications indicating reduction of the front yard setback, increase of the rear yard setback, combined side yard setbacks, building coverage increased, elimination of the commercial uses, increase on-site parking spaces, relocated the transformer to the rear of the property, amenities, building width, depth, height of the building and floor plans. Mr. Englebaugh responded to questions of the board regarding the façade, amenities includes washer/dryers, proposed courtyard design and if the photographs depict the design as shown, provide a trash/recycling plan.

- 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 a 2017 approval identifying modifications. He identified the surrounding neighborhood, a reduced front yard setback, increase rear yard setback, combined side yard setbacks modified, increase maximum building coverage, decreased maximum lot coverage, open space increased, commercial uses eliminated to increase on-site parking, relocated transformer to the rear and buffering and screening provided. In regards to the Shade Tree Commission report the applicant is requesting a waiver from making a contribution.
- Paul Ricci, PP, AICP, of 177 Monmouth Avenue, Atlantic Highlands, New Jersey was sworn in to provide testimony on behalf of the application. Mr. Ricci addressed the uses surrounding the neighborhood, zone in the Transit Oriented Development area and no that the applicant could comply with the streetscape design requirement. Mr. Ricci concluded that there were no negative impact regarding this project.
- After there being no further testimony from the professional, the meeting was opened for public questions, comments and/or statements.
- Nancy Piwovar, of 1129 Myrtle Avenue questioned if structure will with stand the vibrations from the railroad/track that neighbors the property, open space, and if fire pits comply with state fire officials regulations. Mr. Sparone replied that the applicant will comply with all regulations.
- After there being no further comments from the public. The public portion of the hearing has been 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 Board Member McKenna and seconded by Board Member El-Amin, the board voted as follows granting an amended preliminary site plan approval with conditions.
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Scott Bey	Baldwin	El-Amin	McKenna	Person	Pile	Blanco
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Seven in favor. None opposed. None abstained.

VIII. REDEVELOPMENT STUDY(S) -none

IX. REDEVELOPMENT PLAN(S) – TODD South Redevelopment Plan – Chairman Scott Bey made an announcement that this plan has been rescheduled to December 19, 2019 board meeting. There were no further announcements.

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 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.12-5-2019