



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 MARCH 20, 2019 at 7:30 P.M.
CITY HALL LIBRARY, 515 WATCHUNG AVENUE

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 7:32 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							-													12/31/2020 (4 years)
Baldwin, Horace, Vice Chairman	P	P	P	P	P							-													12/31/2021 (4 years)
El-Amin, Siddeeq W.	P	P	8:01 pm	E	P							-													12/31/2020 (4 years)
Howard, Anthony	P	P	P	P	E							-													12/31/2019 (1 year)
McKenna, Sean C.	P	P	P	P	P							-													12/31/2021 (4 years)
McRae, Charles, Councilman	P	P	P	P	P							-													12/31/2019 (1 year)
Person, Barry (succeeds Maritza Hall)	P	P	P	E	P							-													12/31/2022 (4 years)
Mayor Adrian O. Map Pile, Carmencita (Designee)	P	P	P	P	E							-													12/31/2021 (Term of Mayor)
Toth, William	P	P	P	E	P							-													12/31/2019 (4 years)
Hunt, Rick, Alternate No.1 (succeeds Barry Person)	P	P	E	P	P							-													12/31/2019 (2 years)
Blanco, Alma, Alternate No.2	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
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. Hearing none, the public portion on non-agenda items was closed.

V. MINUTES – none

VI. RESOLUTION(S) (Memorialization) –

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2019-02	South Terrill Urban Renewal, LLC	1444-1470 South Avenue & 512-516 Terrill Road	625	29, 30, 31, 32, 33, & 35	Part of the South Avenue East Redevelopment Plan
3/7/19 carried; 1 st hearing 3/20/19 preliminary approval					

- Joseph Paparo, Esq., of Porzio, Bromberg & Newman, 100 Southgate Parkway, Morristown New Jersey represented on behalf of the applicant. Mr. Paparo explained that the applicant is requesting preliminary and final site plan approval, relief from redevelopment plan general standard, waiver from design standards, relief from supplementary zone regulations and lot consolidation standards to construct and open a 24 hours a day and 7 days a week Wawa food market and fueling stations covered by a canopy included are 50 parking spaces.
- Board Attorney Peter Vignuolo advised the board that if City Planner William Nierstedt is going to provide testimony he will need to be sworn in for the year 2019. City Planner Nierstedt was sworn in on behalf of the city as a licensed planner. City Planner Nierstedt reported that a technical review committee (TRC) was held prior to the distribution of the city planners report dated March 11, 2019.
- Matthew Sharo, Licensed Professional Engineer, of Dynamic Engineering, 1904 Main Street, Lake Como, New Jersey was sworn in to provide testimony on behalf of the applicant. Mr. Sharo made a brief comment about his credentials which are still held in good standing both Planning and Engineering licensing in the State of New Jersey. The board accepted his credentials as a licensed engineer. Mr. Sharo reported that he is involved in all of Wawa's sites throughout New Jersey and the day to day operations.
- The Board addressed the waivers listed in the city Planner's report dated March 11, 2019. Mr. Sharo addressed the waivers. After review of the waivers, the board granted them.
- Mr. Sharo presented Exhibits A1 through A7 depicting an aerial map view of the site, a site plan rendering, front, rear and side elevation plans, floor plan, gas pumps, signature canopy, lighting, and type of building material, wall, fence, walkway/cross section, landscaping, signage, and a corporate hand out.
- Mr. Sharo reported on the hours of operation will be 24 hours, 7 days a week, 3 shifts of 10-12 employees each shift, interior/exterior security cameras throughout the day and kept for 30 days. He talked about the number of deliveries will include fresh groceries 4 to 5 times a week, dairy products delivered 3 times a week and privately owned vendors deliver items such as sodas, newspapers, etc. in box type trucks and fresh baked goods delivered daily. He addressed trash pickup will be 3 times a week and cardboard 2 times a week. In regards to delivery of fueling will be one or two times a week by tractor trailer.
- Mr. Sharo talked about the removal of existing four access points and proposing two access entrance/exit point, proposed Wawa signature sign and canopy, directional signs depicting no left turns, proposed landscaping, buffering facing the residential side, pedestrian sidewalk access, bike rack added, trash enclosure with automated

door enclosure to be located in the rear of the building, includes a trash compactor, parking stall area dedicated for free air, lighting with LED fixtures minimizing spillage, electrical box cabinet screened with shrubbery and landscaping subject to the Shade Tree Commission.

- Nicholas Verderese, Licensed Professional Engineer, of Dynamic Engineering, 1904 Main Street, Lake Como, New Jersey was sworn in to provide testimony on behalf of the applicant as a traffic engineer. Mr. Verderese briefly talked about his qualifications as a Licensed Professional Engineer in the State of New Jersey. The board accepted his qualifications. He addressed a February 8, 2019 traffic study which include a traffic pattern of the existing conditions, identifying the type of roadways and its jurisdiction and operation of the type of traffic signals. He talked about methodology of traffic counts which he took during the highest peak hours from 7:15 a.m. to 8:15 a.m. and 4:45p.m. to 5:45 p.m. He addressed the Department of Transportation and the Institute of Transportation of Engineers regulations.
- Creigh Rahenkamp, Professional Licensed Planner, of Riverton New Jersey was sworn in to provide testimony on behalf of the applicant. Mr. Rahenkamp briefly reported on his credentials as a licensed planner in the State of New Jersey for over 37 years. The board accepted Mr. Rahenkamp's credentials. He explained that the proposed development is part of an approved redevelopment plan, an area of mixed uses which permits residential, convenience stores with fuel stations, restaurants and retail. He stated that he is in agreement with both the testimony of the applicant's engineers Mr. Sharo and Mr. Verderese in the number of reduced variances, operation of trucks loading/unloading located in the rear of the site, buffering provided, appropriate lighting, the plan include pedestrian activities, pylon sign not permitted, but aesthetically attractive and meets intensity of the uses.
- After hearing no further testimony from the applicant's professionals, Chairman Scott Bey opened the meeting for public questions.
- Public questions: Sal Carrano, of 1284 East Front Street asked about if the 7-eleven was approached, wide radius turns of tractor trailers and the amount of truck traffic that might travel East 7th Street from Terrill Road. Elizabeth Heinz, of 830 Belvidere Avenue asked about the number of variances in total and if that number is normal and she asked about the storm water, grading and type of fence. Mary Wacholtz, of 601 Belvidere Avenue questioned if there is a generator being proposed in the case of power outage. Michael Torongo, of 1459 East Seventh Street asked about truck noise, pollution and lighting because it in behind his back yard. Timothy Priano, of 1030 Central Avenue asked about other Wawa locations, size comparison and if on a 2-lane or 4-way lane roadways. Giuseppe Deserio, of 1442 South Avenue asked about expectation of construction and what separates his property which is next door to the new construction. Oscar Riba, of 1338 Martine Avenue asked why Plainfield and no other neighboring towns. Cory Storch, of 705 Ravine Road asked about the view of the retaining wall and fence that will impact the residential side. Jim Spear, of 609 Belvidere Avenue questioned if this site was in a vision study prepared by New Jersey Institute Technology and then he reported that he reviewed the study and find that it is part of this study. Mr. Spear, also asked about placement of the building towards the front. Keith Huggins, of 935 Belvidere Avenue, asked if there was a traffic study and expressed concern about the traffic and noise will become an issue. Barbara Spellmeyer, of 1322 Martine Avenue asked about the truck traffic that may turn towards East Seventh Street and if that street can handle the amount of truck traffic. Ms. Natalie, of 7-eleven store, 1478 South Avenue expressed concern about there being no post traffic study done to show the impact of traffic congestion and what happens to the other properties and if sharing the parking lot. Also, she reported that there are a number of accidents that occur at the corner of Fanwood and Plainfield and they ask her for the video. Arne Akre, of 915 Madison Avenue asked if the plan calls for preliminary and final approval without community participation and if gasoline stations is a beneficial use in a transit village area. Maryella Glockel, of 1026 Sleepy Hollow Lane asked about the noise that will come from the trash compactor. Charles Weltner, of 950 Fernwood Avenue asked if

community input was considered and he made comment that the community is against it and we want you to vote against it. Jeff Spelman, of 1151 Gresham Road reported that he is a small business owner not far from this project. He addressed the city Planners report in regards to the type of mixed use neighborhoods and its purpose is to create a compact mix of uses, this plan is inconsistent with the goals and objective of redevelopment, does not promote transit-oriented development, but promotes economic development. He made comment that he visited other Wawa's and that they are heavily traffic in and traffic out. Jennifer Popper, of 816 Dixie Lane expressed concern about fuel trucks. Leslie Uslan, of 1075 Field Avenue expressed concern about the traffic study and type of landscaping. Deborah Billups, of 1040 Hillside Avenue asked about the traffic study and the dates the study was done and it's variable between seasons where summer months have a higher traffic. Nancy Piwowar, of 1129 Myrtle Avenue also asked about the dates of the study and if in a flood plain. Allen Ashby, of 1215 Rose Street made a statement about the kind of impact the Wawa will have on the other businesses in the neighborhood. Brian Greenspan, of 840 Dixie Lane.

- After there being no further questions and/or statements, Chairman Scott Bey closed the public portion of the hearing.
- Mr. Sharo responded to questions of the public regarding storm water, grading, provide adequate landscaping, buffering, proposing a backup portable generator in the case of power outage, retaining wall and board on board fence with landscaping facing the residential side so that the residents do not see the wall, the distance of the loading/unloading zone from residents, trash/compactor sound of a fax machine, agreed to contact neighboring properties when start of construction, fueling stations action are mainly street level and would not have that buffer if set back from street.
- Mr. Verderese replied no post traffic studies he is aware of. Mr. Verderese responded to the questions on the dates of the traffic study was on March 14, 2018 and December 5, 2018. He reported that summer data would not include the school traffic.
- The Board, Board Attorney Vignuolo and City Planner Nierstedt addressed the planners report dated March 11, 2019 and asked if there were any issue the applicant cannot comply with in the report. The applicant's attorney Paparo responded on behalf of the applicant that the electric charging stations is not part of this proposal, but if there is a market for it, it could be considered at a later time and some variances reduced. Planning Director Nierstedt reported that they have yet to receive a report from the County of Union and upon receipt will be forwarded to the applicant. Mr. Paparo replied in regards to trees and the landscaping will comply subject to the Shade Tree Commission.
- After the board having no further discussion, Chairman Scott Bey entertained a motion to approve or deny this application. On a motion by Vice Chairman Baldwin and seconded by Board Member Person, the board voted as follows granting preliminary site plan approval for retail convenience with fuel pumps, hours of operation will be 24 hours a day/7 day a week and on-site parking spaces as stipulated.

➤	Scott Bey	Baldwin	McRae	Person	Hunt	Blanco
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Six in favor. Two opposed (McKenna, Toth) 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 12:38 a.m. On a motion by Vice Chairman Baldwin, seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.3-20-2019

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