



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 JUNE 6, 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 7:30 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		-													12/31/2020 (4 years)
Baldwin, Horace, Vice Chairman	P	P	P	P	P	-	P	P	7:39 P	P		-													12/31/2021 (4 years)
El-Amin, Siddeeq W.	P	P	8:01 pm	E	P	-	P	P	P	P		-													12/31/2020 (4 years)
Howard, Anthony	P	P	P	P	E	-	P	P	7:46 P	E		-													12/31/2019 (1 year)
McKenna, Sean C.	P	P	P	P	P	-	P	E	E	P		-													12/31/2021 (4 years)
McRae, Charles, Councilman	P	P	P	P	P	-	P	P	E	P		-													12/31/2019 (1 year)
Person, Barry (succeeds Maritza Hall)	P	P	P	E	P	-	E	P	P	P		-													12/31/2022 (4 years)
Mayor Adrian O. Map Pile, Carmencita (Designee)	P	P	P	P	E	-	E	P	P	P		-													12/31/2021 (Term of Mayor)
Toth, William	P	P	P	E	P	-	E	E	E	P		-													12/31/2019 (4 years)
Hunt, Rick, Alternate No.1 (succeeds Barry Person)	P	P	E	P	P	-	E	P	P	P		-													12/31/2019 (2 years)
Blanco, Alma, Alternate No.2	P	P	P	E	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
Scott Bauman, PP, AICP	Principal 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 Piwowar, of 1129 Myrtle Avenue made comment if there are any board members that are a veteran she commends them for their services. The board thanked and appreciated Ms. Piwowar's comment. After there being no further comments from the public, the public portion on non-agenda items was closed.

V. MINUTES – On a motion by Mayor's Designee Pile and seconded by Board Member El-Amin, the board by unanimous vote excepted the meeting minutes of May 2 2019 and May 16, 2019 as presented. The meeting minutes were adopted into the record.

VI. RESOLUTION(S) (Memorialization)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2018-39	New Jersey American Water	1292-1330 North Avenue	460	7	LI Light Industrial Zone

➤ Chairman Scott Bey asked if the board had any questions and/or comments regarding the resolution for memorialization. Hearing none, he entertained a motion. On a motion by Vice Chairman Baldwin and seconded by Board Member El-Amin, the board voted as follows granting preliminary and final site plan approval to construct a new office building and provide on-site parking spaces as stipulated.

Scott Bey	Baldwin	El-Amin	McRae	Person	Hunt	Blanco
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Seven in favor. None opposed. No abstentions.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2017-29	Abdelhamid Belgaid & Sanaa Admoune	263 Watson Avenue	408	16	R-4 Moderate Density Residential Zone

➤ Chairman Scott Bey asked if the board had any questions and/or comments regarding the resolution for memorialization. Hearing none, he entertained a motion. On a motion by Vice Chairman Baldwin and seconded by Mayor Designee Pile, the board voted as follows granting the applicant an extension for filing a subdivision.

Scott Bey	Baldwin	El-Amin	McRae	Person	Hunt	Blanco
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Seven in favor. None opposed. No abstentions.

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2018-35	J&C Realty Inc.	120-128 West 7 th Street	712	2	TODD/TD Zone Transit Oriented Development Downtown/Transit District Zone

- Richard Schkolnick, Esq., of Brown Moskowitz & Kallen, 180 River Road, Summit, New Jersey represented on behalf of the applicant. Mr. Schkolnick explained that the applicant is seeking approval for a house of worship in an existing building and no changes to the exterior of the existing building including existing parking lot.
- George Dinis, Representative, of Universal Church, 505 New Brunswick Avenue, Fords, New Jersey was sworn in to provide testimony on behalf of the application.
- Property Owner John Crokos, of 40 Somerset Street, Plainfield, New Jersey was sworn in to provide testimony on behalf of the application. Mr. Crokos reported that he owned the building since 1998 which included 14 offices of attorneys, PSEG, and other small office operations. In 2004 a church existed and currently, the Universal church since 2018 to current. He said that there never was any parking issue or an overflow of parking.
- Board Members asked about the number of employees, total number of tenants in the building and the uses. In addition, the total number of church members, code occupancy from the fire division and if the church has other locations, food preparation.
- Mr. Dinis responded that there are no food preparation, some of the offices function 2 or 3 times a week, the church function starts at 7:30p.m. for 45 minutes to 1 hour, but not every day, the code allows for no more than 150 people, but he has no more than up to 60 people at one time. He said that the church has locations in Newark, Perth Amboy and Elizabeth New Jersey.
- After the board there being no further testimony, the board made recommendations for a floor plan lay-out, signage, if any and include additional parking spaces.
- There being no further recommendations, the board carried this application to July 18, 2019.

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 8:38 p.m. On a motion by Mayor Designee Pile, seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary