



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 AUGUST 1, 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 7:31 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											12/31/2020 (4 years)
Baldwin, Horace, Vice Chairman	P	P	P	P	P	-	P	P	7:39 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											12/31/2020 (4 years)
Howard, Anthony	P	P	P	P	E	-	P	P	7:46 P	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											12/31/2021 (4 years)
McRae, Charles, Councilman	P	P	P	P	P	-	P	P	E	P	P	-	P	P											12/31/2019 (1 year)
Person, Barry (succeeds Maritza Hall)	P	P	P	E	P	-	E	P	P	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											12/31/2021 (Term of Mayor)
Toth, William	P	P	P	E	P	-	E	E	E	P	E	-	E	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											12/31/2019 (2 years)
Blanco, Alma, Alternate No.2	P	P	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	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 – June 6, 2019 and June 2019 and July 18, 2019 minutes were submitted. On a motion by Vice Chairman Baldwin, seconded by Mayor’s Designee, those minutes were adopted into the record as presented.

VI. RESOLUTION(S) (Memorialization)

VII. DEVELOPMENT APPLICATION(S)

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 reported that the applicant requested adjournment. The board carried this application request to convert a single-family dwelling to a bed and breakfast guesthouse with 12 guest rooms including construction of an off-street 13-space parking lot to the September 5, 2019 board meeting.
- Board Attorney Vignuolo advised the board that the applicant did provide notice and that there will be no further notice required.

2)

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

- Board Member Howard reported on a conflict of interest and has recused himself from this application.
- Joseph Paparo, Esq., of Porzio, Bromberg & Newman, 100 Southgate Parkway, Morristown, New Jersey represented on behalf of the application. Mr. Paparo explained that the applicant has satisfied preliminary site plan approval and is now requesting final site plan approval to combine Lots 29-32, and 35, block 625 and construct a Wawa food market and fueling station with conditions.
- After there being no further testimony, Chairman Scott Bey opened the meeting for public questions and/or comments. Hearing none, the public portion of the hearing was closed.
- After there being no further review of the final site plans depicting aerial map view, demolition plan, site plan, floor plan, grading plan, drainage, utility, storm sewer, landscape plan, truck turning template plan, lighting details, signage & striping plan, and recycling/trash plan . Chairman Scott Bey entertained a motion. On a motion by Councilman McRae and seconded by Mayor’s Designee Pile, the board granted final site plan approval with conditions.

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

VIII. REDEVELOPMENT STUDY(S) – Chairman Scott Bey reported that Economic Development Director Valerie Jackson will provide an update on Redevelopment areas.

IX. REDEVELOPMENT PLAN(S) - none

X. CAPITAL IMPROVEMENT PROGRAM – none

XI. OLD BUSINESS – none

XII. NEW BUSINESS – Chairman Scott Bey introduced new Planning Board and Board of Adjustment Planner, Malvika Apte, PP, AICP, of CME Associates.

XIII. ADJOURNMENT

- There being no further business, the meeting was adjourned at 7:56 p.m. On a motion by Vice Chairman Baldwin, seconded by Mayor Designee Pile.

Respectfully submitted,

Rosalind Miller
 Planning Board Secretary

PB meeting minutes.8-1-2019