



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 SEPTEMBER 5, 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 7:34 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	-	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									12/31/2021 (4 years)
El-Amin, Siddeeq W.	P	P	8:01 pm	E	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									12/31/2019 (1 year)
McKenna, Sean C.	P	P	P	P	P	-	P	E	E	P	E	-	7:40 P	P	-	P									12/31/2021 (4 years)
McRae, Charles, Councilman	P	P	P	P	P	-	P	P	E	P	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	-	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									12/31/2021 (Term of Mayor)
Toth, William	P	P	P	E	P	-	E	E	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	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	-	E									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 – none

VI. RESOLUTION(S) (Memorialization)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2019-07	1322 South Ave Enterprises LLC	1314-1326 South Avenue	625	15	NC Neighborhood Commercial

➤ Chairman Scott Bey asked if the board had any questions and/or comments regarding resolution 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 convert vacant space of a one-story strip mall building to a laundromat with 40 washers and 44 dryers with conditions.

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

2)

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

➤ Chairman Scott Bey asked if the board had any questions and/or comments regarding resolution 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 a waiver from site plan approval and a parking variance for change of tenancy and change of use for a house of worship with conditions.

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

3)

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

- Chairman Scott Bey asked if the board had any questions and/or comments regarding resolution memorialization. Hearing none, he entertained a motion. On a motion by Councilman McRae and seconded by Board Member El-Amin, the board voted as follows granting final site plan approval to combine Lots 29-32, and 35, block 625 and construct a Wawa food market and fueling station as stipulated.

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

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2019-06	Joshua Money School, LLC	957-963 Central Avenue	759	13	VWB-1 Van Wyck Brooks Historic District
8/1/19 carried; 9/5/19					

- Richard Cohen, Esq., of Schiller, Pittenger & Galvin, P.C., represented on behalf of the applicant. Mr. Cohen explained that the applicant is seeking 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.
- Thomas Quinn, Professional Engineer, of 328 Park Avenue, Scotch Plains, New Jersey was sworn in to provide testimony on behalf of the application.
- Jonathan Steingraber, Manager, of 1253 Springfield Avenue, New Providence, New Jersey was sworn in to provide testimony on behalf of the application.
- The Board addressed the waivers listed in the City Planners report dated July 15, 2019. Mr. Cohen said that he does not have the City Planners report dated July 15, 2019, but has the July 10, 2019 completeness review. While both documents had the same six waivers, Mr. Quinn answered to three of the six waivers the applicant will comply with. The board granted the waivers 1, 2, and 3 on a motion by Vice Chairman Baldwin and seconded by Mayor's Designee Pile with an all in favor vote. While the applicant will need to receive other city official reports to continue, the Board carried this application to September 19, 2019.
- Board Attorney Vignuolo made an announcement that this application has been carried to September 19, 2019 with no further notice or publication required by the applicant.

VIII. REDEVELOPMENT STUDY(S)

- Board Attorney Vignuolo advised the board and the present public that the Fire Chief indicated that the meeting room has reached its capacity and will need to reschedule. He advised that the following two studies will be re-noticed and published indicating an appropriate location.
 - 1) Area in Need of Redevelopment Investigation-TODD-South Study Condemnation
 - 2) Area in Need of Redevelopment Investigation-TODD-South Study Non-Condemnation
- Board Member McKenna made a motion, seconded by Board Member Toth to address the difference between both studies indicating condemnation vs. non-condemnation for point of interest. Chairman Scott Bey entertained a voting roll call as follows:

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

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 8:28 p.m. On a motion by Board Member McKenna, seconded by Mayor Designee Pile.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.9-5-2019