



CITY OF PLAINFIELD

PLANNING BOARD
515 WATCHUNG AVENUE
PLAINFIELD, NJ 07061



ADRIAN O. MAPP
MAYOR

Ron Scott Bey, Chairman
Horace Baldwin, Vice Chairman

PLANNING BOARD MEETING
THURSDAY JUNE 7, 2018
CITY HALL LIBRARY, 515 WATCHUNG AVENUE

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MINUTES

I. CALL TO ORDER

NOTE: Cellular phones are to be turned off during the Planning Board meeting, unless otherwise stated (Subject to change by the Board Chairman)

Vice Chairman Horace Baldwin called the meeting to order at 7:36 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 18	Feb 1	Feb 15	Mar 1	Mar 15	Apr 5	Apr 19	May 3	May 17	Jun 7	Jun 21	Jul 5	Jul 19	Aug 2	Aug 16	Sep 6	Sep 20	Oct 4	Oct 18	Nov 1	Nov 15	Dec 6	Dec 20	Term Of Office	
Ron Scott Bey, Chairman	P	P	-	P	P	P	P	P	P	E		-													12/31/2020 (4 years)
Horace Baldwin, Vice Chairman	P	P	-	E	P	P	P	P	P	P		-													12/31/2021 (4 years)
Carmencita Pile, Designee Mayor Adrian O. Mapp	E	E	E	E	E	E	P	P	P	P		-													12/31/2021 (Term of Mayor)
Councilman Charles McRae	P	P	-	E	E	P	E	P	P	E		-													12/31/2018 (1 year)
Anthony Howard	P	P	-	P	P	P	P	P	P	P		-													12/31/2018 (1 year)
Siddeeq W. El-Amin	P	P	-	E	P	P	P	P	E	P		-													12/31/2020 (4 years)
Maritza Hall (succeeds Gordon Fuller)	P	E	-	P	E	E	P	E	P	P		-													12/31/2018 (4 years)
Sean C. McKenna	P	P	-	P	P	P	P	E	P	P		-													12/31/2021 (4 years)
William Toth	P	P	-	E	P	P	P	P	E	P		-													12/31/2019 (4 years)
Barry Person (succeeds Maritza Hall, Alternate No.1)	P	P	-	P	E	P	P	P	P	P		-													12/31/2019 (2 years)
Vacant, Alternate No.2 (succeeds Barry Person)	V	V	-	V	V	V	V	V	V	V		-													12/31/2018 (2 years)
TOTALS	9	8	-	5	6	8	9	8	8	8		-													

LEDGER: Present (P): Absent (A): Excused (E): Vacancy (V): No Meeting (-)

OTHERS IN ATTENDANCE

Name	Affiliation
Janine G. Bauer, Esq.	Planning Board Attorney
Bill Nierstedt	Planning Director
Rosalind Miller	Board Secretary

IV. PUBLIC COMMENTS ON NON-AGENDA ITEMS – Vice Chairman Baldwin opened the meeting for public comments on items that are not on the agenda. Nancy Piwowar, of 1129 Myrtle Avenue reported that Trenton addresses slaughter houses in the ordinance that the board may want to look into. Ms. Piwowar also reported Muhlenberg case at the union county paid back bond monies, but not from tax payers. After there being no further public comment, the public portion of the meeting was closed.

V. MINUTES – none

VI. RESOLUTION(S) (Memorialization) - none

VII. DEVELOPMENT APPLICATION(S)

1)

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

1st hearing Apr 19, 2018 carried; May 3, 2018 carried; May 17, 2018 carried; June 7, 2018 carried; June 21, 2018

- Vice Chairman Baldwin read for the record correspondence dated June 4, 2018 from the applicant's attorney Alan B. Siegel, Esq. requesting adjournment in order to work with the professionals on revising the plans. The applicant proposes to subdivide Lot 16 containing a single-family dwelling and construct a new single-family dwelling on the newly created lot. The minor subdivision creates two non-conforming lots requiring relief from bulk requirements and supplementary zoning regulations.
- The board carried this application to July 19, 2018 and announced that there were no further notice required.

VIII. REDEVELOPMENT STUDY(S)

IX. REDEVELOPMENT PLAN(S)

X. CAPITAL IMPROVEMENT PROGRAM – Ron West, Director of Administration and Finance made a presentation of the proposed 2018 Capital Improvement Projects. Mr. West addressed overall project totals and availability of funding. The “Engineering Division included roadway improvements, New Jersey Department of Transportation Municipal aid (NJDOT) for Maltby Avenue, Lake and Spring Streets and Union County grant dollars for Sumner Avenue; Fire Division improvements includes washers/dryers, plumbing and electrical work for Engine Numbers 3 and 4, replace a 12 year old pumper with new one, and replace half of the fire prevention and Administrative Chief vehicles; Information Technology improvements are needed city-wide which includes document management, scanning and indexing system; Municipal Court improvements include furniture replacement; Planning Division includes digitized city tax maps and create a public park at Gavett Place and North Avenue; Public Works Division improvements include replace vehicle portable lifts with mobile column lifts, upgrade existing fuel management system, purchase sweepers, dump trucks and inspection vehicles; The Recreation Division improvements includes painting and flooring to the Senior Center; The Historical Society to rehabilitate the Drake House Museum; The Plainfield Public Library includes exterior improvements to the building façade and steps; The Police Division improvements include to upgrade the bathrooms, replace HVAC systems and replace three police vehicles. After there being no further reviews, Vice Chairman Baldwin entertained a motion. On a motion by Board Member McKenna and seconded by Board Member El-Amin, the board

made a recommendation to Council to adopt the 2018 Capital Improvement Program as presented by unanimous vote. All in favor. None opposed. None abstained.

XI. CAPITAL PROJECT REVIEW

XII. OLD BUSINESS - Revised Plainfield signage (Ordinance and Design Standards) – The Board, Board Attorney Bauer, and Planning Director Nierstedt reviewed and had some discussion in regards to revision to the language in the definitions that include specifics of the purpose is to provide public health and traffic safety. The Board members made comments regarding sign height, differences between banners or sign banners; marquee or marquee banners; sign ground or sign monument; sign illuminated or sign indirectly illuminated; billboard or sign on/off premises; political signs; if promoting project or construction signs considered sign banners; Board Attorney Bauer discussed case law regarding billboards is considered by the traffic safety and the design guidelines with sign photos will be helpful. The board addressed definition of sign windows regarding percentage a window can be covered and painted signage; the board expressed concern about the LED lights if colorful, flashing etc. around the perimeter of a window. After the board reviewed the definitions and its changes, the Board made a suggestion to review both the definitions and the design standards at the next board meeting.

XIII. NEW BUSINESS

XIV. ADJOURNMENT

- There being no further business, the meeting was adjourned at 10:16 p.m. on a motion by Board Member Howard, seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.6-7-2018