



# 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 APRIL 5, 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)**

Chairman Ron Scott Bey called the meeting to order at 7:33 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																		12/31/2020 (4 years)
Horace Baldwin, Vice Chairman	P	P	-	E	P	P																		12/31/2021 (4 years)
Mayor Adrian O. Mapp	E	E	E	E	E	E																		12/31/2021 (Term of Mayor)
Councilman Charles McRae	P	P	-	E	E	P																		12/31/2018 (1 year)
Anthony Howard	P	P	-	P	P	P																		12/31/2018 (1 year)
Siddeeq W. El-Amin	P	P	-	E	P	P																		12/31/2020 (4 years)
Maritza Hall (succeeds Gordon Fuller)	P	E	-	P	E	E																		12/31/2018 (4 years)
Sean C. McKenna	P	P	-	P	P	P																		12/31/2021 (4 years)
William Toth	P	P	-	E	P	P																		12/31/2019 (4 years)
Barry Person (succeeds Maritza Hall, Alternate No.1)	P	P	-	P	E	P																		12/31/2019 (2 years)
Vacant, Alternate No.2 (succeeds Barry Person)	V	V	-	V	V	V																		12/31/2018 (2 years)
<b>TOTALS</b>	<b>9</b>	<b>8</b>	<b>-</b>	<b>5</b>	<b>6</b>	<b>8</b>																		

**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** – Chairman Scott Bey opened the meeting for public comments on items that are not on the agenda. He acknowledge and welcomed the new Deputy City Administrator of Economic Development Office Valerie Jackson. Nancy Piwowar, of 1129 Myrtle Avenue reported on past storms and the severe damage, specifically to the Green Brook Park regarding fallen trees causing a lot of jams. Ms. Piwowar said that she sent an email to the state and the county and she is very appreciative that city officials were notified and the area was cleaned up. Ms. Piwowar made a suggestion to have educational programs to the residence in regards to plastic bottles etc. cause damage to the brooks. Chairman Scott Bey made comment to reach out to PMUA regarding trash/recycling educational programs. After there being no further public comment, the public portion of the meeting was closed.

**V. MINUTES** – none

**VI. RESOLUTION(S) (Memorialization)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2018-10	Capital Project Review	930-932 Putnam Avenue / 800-810 Richmond Street (corner lot)	642	5	R-PW Residential Putnam Watchung Historic District {"

➤ Chairman Scott Bey asked if the board had any questions and/or comments regarding the resolution memorialization. Hearing none, he entertained a motion. On a motion by Board Member McKenna and seconded by Board Member Howard, the board voted as follows granted Capital Project Review at 930-932 Putnam Avenue / 800-810 Richmond Street (former Dudley House) to rehabilitate the structure to convert it to transitional housing as written.

Scott Bey	Baldwin	El-Amin	Howard	McKenna
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Five in favor. None opposed. None abstained.

**VII. DEVELOPMENT APPLICATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2018-03	Luxura Properties, LLC	1004 1014 Myrtle Avenue	225	2	R-4 Moderate Density Residential Zone
1 <sup>st</sup> hearing Mar.15, 2018 carried; Apr 5, 2018 carried; Apr 19, 2018					

➤ Kellen Murphy, Esq., of Murphy Partners LLP, 24 Commerce Street, Newark New Jersey represented on behalf of the applicant. Mr. Murphy advised the board that the applicant is requesting to be carried to the next available meeting date. The board carried this hearing to April 19, 2018 and that no further notice is required.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2018-01	Map Front, LLC	322-324 West Front Street	248	4	TODD/CBD Transit Oriented Development Downtown/Central Business District
1 <sup>st</sup> hearing Mar.1, 2018; 2 <sup>nd</sup> hearing Apr. 5, 2018 approved					

- Kellen Murphy, Esq., of Murphy Partners LLP, 24 Commerce Street, Newark New Jersey represented on behalf of the applicant. Mr. Murphy explained that the architect will address the board's comments from the previous hearing depicted on revised plans.
- Patrick Lesbirel, Registered Architect, of 40 Clinton Avenue, Newark New Jersey remain under oath previously on behalf of the application. Mr. Lesbirel indicated on the revised drawings depicted language to remove the den from the plans by removing doorways and walls, washer/dryers will be included in each unit and storage space. He explained that the building will not support a roof top garden, but located open space on the ground floor in the rear/alleyway of the building with a gated area and appropriate lighting. He indicated that the alleyway is not large enough vehicles to pass through. He talked about the exterior building material of some gray stone, stucco and brick and the interior the applicant will have a security system, tenants will have a key fob and front door access, buzzer system, mailboxes shown near the elevator. He indicated an emergency exit and a chutes for each floor for trash and recycling handled by maintenance. He addressed deliveries will be on the street.
- The board thanked the professionals and the applicant for incorporating the recommendations washer/dryers, handling of the trash/recycling removal, the open space area, but asked about the parking spaces. Mr. Murphy replied that the applicant received a letter from the city parking bureau dated April 5, 2018 of the availability of twelve (12) parking permits for the tenants.
- After hearing 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 comments and/or questions from the board, Chairman Scott Bey entertained a motion. On a motion by Board Member Toth and seconded by Board Member McKenna, the board voted as follows granting preliminary and final site plan approval to rehabilitate a four-story building with the ground floor to be commercial space and the upper three floors of vacant office space to be converted to twelve (12) residential apartments four on each floor as written.

Scott Bey	Baldwin	El-Amin	Howard	McKenna	Toth
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Six in favor. None opposed. None abstained.

- VIII. REDEVELOPMENT STUDY(S)**
- IX. REDEVELOPMENT PLAN(S)**
- X. CAPITAL IMPROVEMENT PROGRAM**
- XI. CAPITAL PROJECT REVIEW**
- XII. OLD BUSINESS**
- XIII. NEW BUSINESS**
- XIV. ADJOURNMENT**

➤ There being no further business, the meeting was adjourned at 8:18 p.m. on a motion by Vice Chairman Baldwin, seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller  
Planning Board Secretary

PB meeting minutes.4-5-2018