



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 MAY 17, 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 7:37 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																12/31/2020 (4 years)
Horace Baldwin, Vice Chairman	P	P	-	E	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																12/31/2021 (Term of Mayor)
Councilman Charles McRae	P	P	-	E	E	P	E	P	P																12/31/2018 (1 year)
Anthony Howard	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																12/31/2020 (4 years)
Maritza Hall (succeeds Gordon Fuller)	P	E	-	P	E	E	P	E	P																12/31/2018 (4 years)
Sean C. McKenna	P	P	-	P	P	P	P	E	P																12/31/2021 (4 years)
William Toth	P	P	-	E	P	P	P	P	E																12/31/2019 (4 years)
Barry Person (succeeds Maritza Hall, Alternate No.1)	P	P	-	P	E	P	P	P	P																12/31/2019 (2 years)
Vacant, Alternate No.2 (succeeds Barry Person)	V	V	-	V	V	V	V	V	V																12/31/2018 (2 years)
TOTALS	9	8	-	5	6	8	9	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 – Chairman Scott Bey opened the meeting for public comments on items that are not on the agenda. Hearing none, the public portion of the hearing 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
1 st hearing Apr 19, 2018 carried; May 3, 2018 carried; May 17, 2018 carried; June 7					

- The applicant's attorney submitted correspondence requesting adjournment in order to prepare for revised 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.

VIII. REDEVELOPMENT STUDY(S) - none

IX. REDEVELOPMENT PLAN(S) - none

X. CAPITAL IMPROVEMENT PROGRAM - none

XI. CAPITAL PROJECT REVIEW - none

XII. OLD BUSINESS - none

XIII. NEW BUSINESS – Review Draft Plainfield Signage

- Ms. Seena Sawant, Principal Planner, of Nishuane Group, LLC made a presentation addressing a May 2018 Draft Plainfield Signage. Ms. Sawant talked about the purpose and objectives of the sign ordinance and design standards, type of signs regarding awning, banner, blade, freestanding monument/pylon type signs, canopy and/or gas station type signs, directional sign, reader board, sidewalk, wall, window signs and the definition of each sign, animated monument signs merged, but define some animated signs specifics to the building and uses. Ms. Sawant explained house of worship, child care, school are allowed animated signs, but strip malls with many retail uses should not have animated signs. Ms. Sawant also addressed some comments made by city Planner Nierstedt.
- The Board, Board Attorney Bauer, Planning Director Nierstedt and Ms. Sawant had some extensive discussion in regards to the present sign code is regulated according to zones compared to the draft sign ordinance is based on building proportions or uses. Board Attorney Bauer advised of the appropriate language to be defined in the sign ordinance. The board made recommendation to provide pictures in regards to pylon type signs that developers are making a request for, should be permitted or not permitted, signs cannot be based on the type of uses or individual uses, related to traffic safety, design and aesthetics can be related to proportion or façade and should be spelled out carefully in the purposes and objectives in the ordinances and that the language apply appropriately to Government buildings and/or places of public

assembly. There was discussion on billboard as not permitted, but if grandfathered the concern is if digital should be permitted. There was minor changes made to the language on permitted signage, if signage that has been etched into a building should be addressed; on exempt signs add definitions for rent and/or for sale signs related to residential uses, add definition language for banner signs, traffic, parking, definitions added in regards to political signs that in the city's right of way, prohibited signs, lighting, lighting fixtures and illumination to be addressed.

- After there being no further discussion, Ms. Sawant said that there were some comments from city Planner Nierstedt that she will incorporate in the next presentation to the board.

XIV. ADJOURNMENT

- July 5, 2018 board meeting – The Board by unanimous all in favor vote cancelled the July 5, 2018 meeting. A public notice will be posted.
- There being no further business, the meeting was adjourned at 9:31 p.m. on a motion by Vice Chairman Baldwin, seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.5-17-2018