



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 JULY 19, 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 7:31 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 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	P	-	P											12/31/2020 (4 years)
Horace Baldwin, Vice Chairman	P	P	-	E	P	P	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	P	-	P											12/31/2021 (Term of Mayor)
Councilman Charles McRae	P	P	-	E	E	P	E	P	P	E	P	-	P											12/31/2018 (1 year)
Anthony Howard	P	P	-	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	P	-	P											12/31/2020 (4 years)
Maritza Hall (succeeds Gordon Fuller)	P	E	-	P	E	E	P	E	P	P	P	-	7:44 p											12/31/2018 (4 years)
Sean C. McKenna	P	P	-	P	P	P	P	E	P	P	P	-	7:38 p											12/31/2021 (4 years)
William Toth	P	P	-	E	P	P	P	P	E	P	P	-	P											12/31/2019 (4 years)
Barry Person (succeeds Maritza Hall, Alternate No.1)	P	P	-	P	E	P	P	P	P	P	E	-	P											12/31/2019 (2 years)
Alma Blanco, Alternate No.2 (succeeds Barry Person)	V	V	-	V	V	V	V	V	V	V	P	-	P											12/31/2018 (2 years)
TOTALS	9	8	-	5	6	8	9	8	8	8	10	-	11											

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 meeting was closed.

V. MINUTES – On a motion by Vice Chairman Baldwin and seconded by Board Member El-Amin, the board accepted the minutes of May 3, 2018 and May 17, 2018 as presented by voice vote from eligible members. The minutes have been adopted into the record.

VI. RESOLUTION(S) (Memorialization)

1) Capital Improvement Program for 2018 – Chairman Scott Bey asked if the board had any questions and/or comment in regards to the resolution for memorialization. Hearing none, he entertained a motion. On a motion by Board Member El-Amin and seconded by Board Member Person, the board memorialized the resolution of recommendation to City Council to adopt the Capital Budget for fiscal year 2018 as written.

Scott Bey	Baldwin	El-Amin	Howard	Pile	McRae	Toth
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Seven in favor. None opposed. None abstained.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2018-14	Elmwood Square Urban Renewal LP, c/o The Alpert Group	518-578 West Second Street	235	10	Elmwood Square Gardens Redevelopment Plan

➤ Board Attorney Bauer advised the board of some minor corrections to the resolution to be made. After there being no further changes and/or corrections, Chairman Scott Bey entertained a motion. On a motion by Board Member McKenna and seconded by Board Member El-Amin, the board voted as follows granting preliminary site plan approval to construct three (3) two-story, and three (3) three-story apartment buildings including a one-story community building and off-street parking spaces as written.

Scott Bey	Baldwin	El-Amin	Howard	Pile	McKenna	McRae	Toth
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Eight in favor. None opposed. None abstained.

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2017-29	Abdelhamid Belgaid & Sanaa Admoune	259-265 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 carried; July 19, 2018

➤ Alan B. Siegel, Esq., of 300 Maple Avenue, South Plainfield New Jersey represented on behalf of the applicant. Mr. Siegel explained that the applicant is requesting to subdivide Lot 16 containing a single-family dwelling and construct a new single-family dwelling on the newly created lot and will create two non-conforming lots requiring relief from bulk requirements and supplementary zoning regulations.

- Thomas DiGiorgio, Registered Architect, of 414 Central Avenue, Westfield New Jersey was sworn in to provide testimony on behalf of the applicant.
- Kevin O'Brien, Licensed Professional Planner, of 1094 Elm Street, Rahway New Jersey was sworn in to provide testimony on behalf of the applicant.
- Alan Shershinger, Licensed Land Surveyor, of 158 Hillcrest Avenue, Cranford New Jersey was sworn in on behalf of the application.
- Property Owner Abdelhamid Belgaid, of 265 Watson Avenue Plainfield New Jersey was sworn in to provide testimony on behalf of the application. Mr. Belgaid explained that he wants to build a single family house for his family to move into, the existing house is small for his family, moved to the area in 2004, the area is nice and he would like to provide for another nice family to move into the existing house.
- Mr. DiGiorgio stated that he has been a registered architect since 1991 to current and has testified before various planning/zoning boards throughout New Jersey. The board accepted Mr. DiGiorgio's credentials. He addressed Exhibit P-1 depicting the proposed first and second floor plan include living room, dining room, family room, kitchen, two baths, and three bedrooms and Exhibit P2 depicting front, left, right and rear elevations. He talked about the location of HVAC, removal of a front yard fence and removal of an existing retaining wall.
- The board addressed the city Planner's amended report dated July12, 2018 and a report from Flood Plain Manager Pamela Hilla dated April 13, 2018 indicating the property is in a flood zone and requirements to show that the floor elevation shall be higher than the grading. Mr. DiGiorgio distributed Exhibit A-1 depicting a one-car detached garage and indicated that revise plans will show that the driveway will be moved slightly closer to the proposed house. Mr. DiGiorgio responded to Ms. Hilla's comment in the letter in regards to elevating the proposed home above flood level.
- Mr. O'Brien explained that this application is seeking a minor subdivision and relief from bulk variances. He addressed the character of neighboring homes and that the proposed home will conform to the majority of homes in the area. Mr. O'Brien concluded that the positive criteria outweighs any negative and no substantial detriment to the neighborhood.
- After there being no further testimony from the professionals and no further documents for review, Chairman Scott Bey opened the meeting for public questions and/or comments. Hearing none, the public portion of the hearing was closed. The board having no further questions and/or comments, Chairman Scott Bey entertained a motion.
- On a motion by Board Member McKenna and seconded by Board Member Howard, the board voted as follows granting preliminary and final site plan approval to subdivide Lot 16 containing a single-family dwelling and construct a new single-family dwelling on the newly created lot creating two non-conforming lots that required relief from bulk requirements and supplementary zoning regulations as written.

Scott Bey	Baldwin	El-Amin	Hall	Howard	Pile	McKenna	McRae	Toth	Person	Blanco
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Eleven in favor. None opposed. None abstained.

VIII. REDEVELOPMENT STUDY(S)

IX. REDEVELOPMENT PLAN(S)

X. CAPITAL IMPROVEMENT PROGRAM

XI. CAPITAL PROJECT REVIEW

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2018-17	Plainfield Board of Education – Cook Elementary School	739 Leland Avenue	915	53	

- Board Member Pile recused herself from the hearing of this application.
- Gary Ottman, Business Administrator, Plainfield Board of Education made a presentation on behalf of the application. Mr. Ottman explained that the request is to relocate 220 students into temporary classroom facilities at Cook Elementary School for anticipation of demolition of Woodland School and construction for the new Woodland School project scheduled for September 2018. He reported that the funding is 100% funded by the State in the amount of \$700,000. He said that the trailers are scheduled to be delivered the next day. The board expressed many concerns in regards to not having testimony of a traffic engineer, drop-off/pick-up testimony, no laboratories in the trailers, no testimony if additional teachers/employees and the plans submitted depicts trailers only. The board took action to carry the Capital Project review on a motion by Board Member Hall and seconded by Board Member El-Amin to August 2, 2018.

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Scott Bey	Baldwin	El-Amin	Hall	Howard	McKenna	McRae	Toth	Person
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Nine in favor. None opposed. One abstained (Board Member Blanco)

XII. OLD BUSINESS

- XIII. NEW BUSINESS – Emails:** Chairman Scott Bey advised board members to be aware of emails to other board members outside the meetings. In addition, the final changes are to be added in the sign ordinance. Chairman Scott Bey entertained a motion. On a motion by Vice Chairman Baldwin and seconded by Councilman McRae, the board voted as follows granted the Plainfield Sign Ordinance as written.

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Scott Bey	Baldwin	Hall	Howard	Pile	McRae	Person
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Seven in favor. Two opposed (Board Member McKenna and Board Member Toth)
Two abstained (Board Member El-Amin and Board Member Blanco)

XIV. ADJOURNMENT

- There being no further business, the meeting was adjourned at 9:40 p.m. on a motion by Board Member Howard, seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.7-19-2018