

**CITY OF PLAINFIELD
PLANNING BOARD
MEETING MINUTES
THURSDAY, OCTOBER 4, 2012 AT 8:00 P.M.
CITY HALL LIBRARY, 515 WATCHUNG AVENUE**

I. **CALL TO ORDER** – Chairman Robertson called the meeting to order at 8:12 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 duly noted in 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, 10:4-6 et seq. This is a regularly scheduled meeting of the Board.”

III. **ROLL CALL**

| Name | Jul 5 | Jul 19 | Aug 2 | Aug 16 | Sep 6 | Sep 20 | Oct 4 | Oct 18 | Nov 1 | Nov 15 | Dec 6 | Term Expires |
|--|-------|-----------|-------|--------|-------|--------|--------|--------|-------|--------|-------|---------------------------------------|
| Ken Robertson, Chairman | P | P | P | P | P | P | P | | | | | 4 years (12/31/2012) |
| Ron Scott Bey, Vice Chairman | - | P | - | P | P | - | 8:28 P | | | | | 4 years (12/31/2012) |
| Sgt. James Abney | - | P | - | P | P | 8:30p | P | | | | | 1 year (12/31/2012) |
| Horace Baldwin | P | P | P | - | P | P | - | | | | | 4 years (12/31/2013) |
| | | | | | | | | | | | | |
| Sidney Jackson | P | P | P | - | - | P | P | | | | | 4 years (12/31/2013) |
| Mayor Sharon Robinson-Briggs Barbara James (Designee) | P | P | P | P | P | P | P | | | | | Term of Mayor 4 years (12/31/2013) |
| Councilman William Reid | P | 8:1 1p | P | P | P | - | P | | | | | 1 year (12/31/2012) |
| William Toth | P | P | P | P | - | P | P | | | | | 4 years (12/31/2015) |
| Willie B. Faulks, Jr., Alternate No.1 | - | P | P | - | - | - | - | | | | | 2 years (12/31/2014) |
| Sandra Chambers, Alternate No.2 | P | E | P | P | - | - | - | | | | | 2 years (12/31/2013) |
| TOTAL ATTENDANCE | 7 | 9 | 8 | 7 | 6 | 6 | 7 | | | | | |

Present (P): No Meeting (--)

IV. **MINUTES** – On a motion by Councilman Reid and seconded by Mayor's Designee James, the board accepted the meeting minutes of July 19, 2012 as presented by voice vote among members eligible to vote.

V. **RESOLUTION MEMORIALIZATION(S)** – Capital Project Review for Plainfield Board of Education, Hub Stine Field Renovations drainage and lighting. Chairman Robertson asked if the board had any questions and/or comments in regards to the resolution. Hearing none, he entertained a motion. On a motion by Councilman Reid and seconded by Mayor's Designee James, the board voted as follows reviewing of the Capital Project for Plainfield Board of Education, Hub Stine Field drainage and lighting as written.

| Name | Aye | Nay | Abstain | Memorialization |
|---------------------------------|-----|-----|---------|-----------------|
| Ken Robertson, Chairman | x | | | |
| Ron Scott Bey, Vice Chairman | | | | |
| James Abney, Sgt. | | | | |
| Horace Baldwin | | | | |
| Gordon Fuller | | | | |
| Sidney Jackson | | | | |
| Barbara James, Mayor's Designee | X | | | |
| William Reid, Councilman | X | | | |
| William Toth | | | | |
| Willie Faulks, Alternate #1 | | | | |
| Sandra Chambers, Alternate #2 | | | | |

Three in favor. None opposed. None abstained.

VI. DEVELOPMENT APPLICATION(S)

1.

| Application No. | Applicant | Property Address | Block | Lot(s) | Zone |
|--|-----------------------|---------------------------|-------|--------|-------------------|
| PB-12-21 | Spark Properties, LLC | 719-731 West Front Street | 231 | 21 | MU Mixed Use Zone |
| This application was deemed complete on 9/24/12. | | | | | |

- The applicant is requesting waivers from completeness checklist items, relief from bulk requirements, waivers from design/performance standards, relief from parking requirements, relief from signage requirements, and preliminary site plan approval to reduce the foot print of an existing 27,075 square foot building to 16,808 square feet and to convert the newly reduced building to eight (8) retail stores. Also, proposed is a building façade, new signage and on-site parking area for 48 vehicles.
- Chairman Robertson reported that Board Attorney Donato is not present, he carried this Application to November 1, 2012 at which time he announced that there will be no further notice.

VII. OLD BUSINESS

- Capital Improvement Program (CIP) FY2013-FY2018 –Chairman Robertson asked the board if there were any modifications to the requests of the Department/Divisions. The Board expressed concern about identifying grant monies and other funding sources. Chairman Robertson reported that he was assured that a committee will be placed together to review any past bonded items. After no further discussion, Chairman Robertson entertained a motion to adopt the CIP.
- On a motion by Mayor's Designee James and seconded by Board Member Abney, the board voted as follows to adopt a recommendation of the CIP 2013 budget with the attached exhibit A FY2013-FY2018 as written.

| Name | Aye | Nay | Abstain | Memorialization |
|---------------------------------|-----|-----|---------|-----------------|
| Ken Robertson, Chairman | x | | | |
| Ron Scott Bey, Vice Chairman | | | | |
| James Abney, Sgt. | | | | |
| Horace Baldwin | | | | |
| Gordon Fuller | | | | |
| Sidney Jackson | | | | |
| Barbara James, Mayor's Designee | X | | | |
| William Reid, Councilman | X | | | |
| William Toth | | | | |
| Willie Faulks, Alternate #1 | | | | |
| Sandra Chambers, Alternate #2 | | | | |

Six in favor. None opposed. None abstained.

- Chairman Robertson entertained a motion to memorialize a resolution. On a motion by Councilman Reid and seconded by Board Member Abney, the board voted as follows to memorialize a resolution of the CIP 2013 budget with the attached exhibit A FY2013-FY2018 as written.

| Name | Aye | Nay | Abstain | Memorialization |
|---------------------------------|-----|-----|---------|-----------------|
| Ken Robertson, Chairman | x | | | |
| Ron Scott Bey, Vice Chairman | | | | |
| James Abney, Sgt. | | | | |
| Horace Baldwin | | | | |
| Gordon Fuller | | | | |
| Sidney Jackson | | | | |
| Barbara James, Mayor's Designee | X | | | |
| William Reid, Councilman | X | | | |
| William Toth | | | | |
| Willie Faulks, Alternate #1 | | | | |
| Sandra Chambers, Alternate #2 | | | | |

Seven in favor. None opposed. None abstained.

VIII. NEW BUSINESS - none

IX. UNFINISHED BUSINESS

- SUBCOMMITTEE REPORTS –Chairman Robertson and City Planner Nierstedt reported that the TOD-Downtown was presented to the City Council. City Planner Nierstedt reported that he has been in contact with the Department of Community Affairs and said that they are offering free planning services. He said there are four (4) major items 1) TOD-Downtown submitted to the City Council for adoption; 2) TOD-Netherwood application submission to the New Jersey Department of Transportation; 3) Streetscape Program; and 4) Zoning Regulations. He said the purpose of the streetscape design is to develop a streetscape program in order for the state to improve the streetscape in all commercial zone districts.
- Councilman Reid complimented the planning board subcommittee for an excellent job in guiding the South Avenue Reconstruction by addressing the crosswalks; school markings and school signs.
- Board Member Abney made a comment after the milling, paving and striping of Farragut Road he will have the company add the school signs and markings in the road. In addition, regarding the parking area is in need of reconfiguration.

X. OPEN MEETING TO THE PUBLIC – none

- XI. ADJOURNMENT** – There being no further business, the meeting was adjourned at 8:41 p.m. on a motion by Board Member Baldwin, seconded by Board Member Abney.

Respectfully submitted,

Rosalind Miller
 Planning Board Secretary

NOTE: All documents are available for inspection at City Hall, Division of Planning, Second Floor-Room 202, 515 Watchung Avenue between 9:00 a.m. to 4:30 p.m. For further assistance please call (908) 753-3486 or email rosalind.miller@plainfieldnj.gov

PB meeting agenda 10/4/2012