



CITY OF PLAINFIELD

PLANNING BOARD
515 WATCHUNG AVENUE
PLAINFIELD, NJ 07061



ADRIAN O. MAPP
MAYOR

Ron Scott Bey, Chairman
William Toth, Vice Chairman

PLANNING BOARD REORGANIZATION MEETING
THURSDAY JANUARY 21, 2016
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)

City Planner Bill Nierstedt called the meeting to order at 7:35 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													Term Of Office												
	Jan 21	Feb 4	Feb 18	Mar 3	Mar 17	Apr 7	Apr 21	May 5	May 19	Jun 2	Jun 16	Jul 7		Jul 21	Aug 4	Aug 18	Sep 1	Sep 15	Oct 6	Oct 20	Nov 3	Nov 17	Dec 1	Dec 15	
Ron Scott Bey, Chairman	P																								12/31/2016 (4 years)
William Toth	V																								12/31/2019 (4 years)
Mayor Adrian O. Map John Stewart (Designee)	P																								12/31/2017 (Term of Mayor)
Councilwoman Gloria Taylor	A																								12/31/2016 (1 year)
Anthony Howard (succeeded Ronald Johnson)	P																								12/31/2016 (1 year)
Horace Baldwin, Vice Chairman	P																								12/31/2017 (4 years)
Gordon Fuller	P																								12/31/2018 (4 years)
Ken Robertson	P																								12/31/2016 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	P																								12/31/2017 (4 years)
Maritza Hall, Alternate No.1 (succeeded Sean C. McKenna)	P																								12/31/2017 (2 years)
Siddeeq W. El-Amin, Alternate No.2 (succeeded Sandra Chambers)	P																								12/31/2016 (2 years)

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

OTHERS IN ATTENDANCE

Name	Affiliation
Bill Nierstedt	Planning Director
Rosalind Miller	Board Secretary

IV. REORGANIZATION

➤ **Election of a Chairperson**

- City Planner Bill Nierstedt asked the Board for nominations for the position of Board Chairperson.
- A nomination was made by Mayor Designee Stewart and seconded by Board Member Baldwin to elect Board Member Ron Scott Bey. Hearing no further nominations offered, nominations were closed for the position of the Board Chairperson. Chairman elect Ron Scott Bey accepted the position for the year 2016.
- All in Favor. None Opposed. None Abstained.
- Chairman Scott Bey thanked everyone for their continued support.

➤ **Election of a Vice Chairperson**

- Chairman Scott Bey asked the Board for nominations for the position of Vice Chairperson.
- A nomination was made by Board Member Fuller and seconded by Board Member El-Amin to elect Board Member Horace Baldwin. Hearing no further nominations offered, nominations were closed for the position of the Vice Chairperson. Chairman elect Horace Baldwin accepted the position for the year 2016.
- All in Favor. None Opposed. None Abstained.
- Vice Chairman Baldwin thanked everyone for their support.
- All in Favor. None Opposed. None Abstained.

➤ **Resolution No.1: Executive Session to review RFP submitted for Board Attorney and Board Engineer Positions**

➤ **Resolution No.2: Appointment of Board Attorney**

- Chairman Ron Scott Bey advised the board that RFQ will be resubmitted for the Board Attorney position.

➤ **Resolution No.3: Appointment of Board Engineer**

- Chairman Scott Bey asked for nominations for the Board Engineer position.
- Board Member McKenna nominated H2M Engineers as Board Engineer. The nomination was seconded by Board Member Fuller. Hearing no further nominations offered Chairman Scott Bey closed the nominations for the position of the Board Engineer. The board resolved that H2M Engineers, of Parsippany New Jersey would be appointed Board Engineer of the Planning Board from January 1, 2016 through December 31, 2016 with fees not to exceed the amount provided in the budget of the Board unless authorized by resolution of the Board.
- All in Favor. None Opposed. None Abstained.

➤ **Resolution No.4: Appointment of Board Secretary**

- Chairman Scott Bey asked for nominations for the Board Secretary position.
- Board Member Fuller nominated Rosalind Miller as Board Secretary. The nomination was seconded by Mayor's Designee Stewart. Hearing no further nominations offered Chairman Scott Bey closed the nominations for the position of the Board Secretary. The board resolved that Rosalind Miller would be appointed Board Secretary of the Planning Board through and including the first month of the following year (January 2017) reorganization meeting of the Board

with fees not to exceed the amount provided in the budget of the Board unless authorized by resolution of the Board.

- All in Favor. None Opposed. None Abstained.
- Board Secretary Miller thanked the board for their continued support.

➤ **Resolution No.5: Designation of the Official Newspaper of the Board**

- Be it resolved that the Courier News be designated as the official newspaper of the Board for the publication of official notices. The Star Ledger serves as the second official newspaper to receive the annual calendar notice for the purpose of the Open Public Meetings Act.
- On a motion by Board Member McKenna and seconded by Board Member Fuller the board moved that both the Courier News and the Star Ledger be designated to receive the annual calendar notices of the Board for the purpose of the Open Public Meetings Act.
- All in favor. None opposed. No abstentions.

➤ **Resolution No.6: Adoption of Procedures, Forms and Bylaws of the Board**

- Be it resolved that the Procedures, Forms and Bylaws for the year 2016 are hereby readopted as presented on a motion by Board Member Robertson and seconded by Board Member McKenna.
- All in favor. None opposed. No abstentions.

V. **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 on non-agenda items was closed.

VI. **MINUTES** – On a motion by Board Member Fuller, seconded by Board Member Robertson, the board accepted the meeting minutes of December 10, 2015 as presented by voice vote from eligible members. Board Member McKenna asked that the votes from the December 17, 2015 meeting minutes be checked for accuracy. Board Member Fuller suggested that he will listen to the recording. The December 17, 2015 meeting minutes has been carried.

VII. **RESOLUTION(S) (Memorialization)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2013-34	FY Realty, LLC	210-214 West Front Street	249	9	TODD/CBD Zone Central Business District

- Chairman Scott Bey asked if the board had any questions and/or comment in regards to the resolution. Hearing none, he entertained a motion. On a motion by Board Member Baldwin and seconded by Board Member El-Amin, the board voted as follows granting preliminary and final site plan approval to the upper floor to convert one office space to a one-bedroom apartment as written.

➤

Baldwin	Robertson	El-Amin
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VIII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-03	Edison Garcia	111 East Front Street	317	16	TODD/CBD Zone Central Business District

- City Planner Nierstedt reported that the applicant's attorney request an adjournment to the February 18, 2016. The applicant is requesting preliminary and final site plan approval to convert the vacant third and fourth floors of a four-story building to six (6) residential apartments containing four (4) one-bedroom and two (2) two-bedrooms units. On a motion by Board Member Fuller and seconded by Board Member Robertson, the board carried this application to February 18, 2016 and it has been announced that no further notice is required by general consent.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-09	Seven Stars Transport, Inc.	318-324 Manson Place	128	5	R-4 Moderate Density Residential Zone

- City Planner Nierstedt reported that the applicant's attorney request an adjournment to the February 18, 2016. The applicant is requesting minor subdivision approval, relief from bulk variances, relief from supplementary zoning regulations to subdivide Lot 5, Block 128 into 2 Lots and construct a one-family dwelling on the newly created lot. On a motion by Board Member Robertson and seconded by Board Member McKenna, the board carried this application to February 18, 2016 and it has been announced that no further notice is required by general consent.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2016-04	South Second Street Redevelopment	772-758 South Second Street / 127-141 Grant Avenue	112	9.01	

- The Board and City Planner Nierstedt addressed a report dated January 7, 2016 in regards to the purpose and vision to the fourth amendment of the redevelopment plan for 197 city owned, brownfield properties that are in foreclosure, abandoned, bankrupt, substandard lots and irregular lots. Mr. Nierstedt reported that some of the properties were either sold at auction, used for commercial development, placed on ROSI (Recreation Open Space Inventory) preserved for future development and some properties developed into two family homes and there may be further amendments to be made. He said that there is a business in town seeking to develop this property to include residential and industrial development.
- After the board reviewed the report it has been recommended to adopt the South Second Street Redevelopment and made recommendations that the developer apply for a board development application for site plan review. Chairman Scott Bey made comment that he applauds City Planner Nierstedt for the comments made by developers and the way he responds as a professional.

- After there being no further discussion, Chairman Scott Bey opened the meeting for public question and/or comments. Hearing none, he entertained a motion.
- On a motion by Mayor's Designee Stewart and seconded by Board Member McKenna, the board voted as follows recommend this redevelopment be forwarded to the council for adoption as presented.

Scott Bey	Baldwin	Fuller	Hall	Howard	McKenna	Robertson	Stewart	El-Amin
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Nine in favor. None opposed. None abstained.

IX. OLD BUSINESS - none

X. NEW BUSINESS –

- Executive session to discuss Board Attorney and Board Engineer Services
- Review and adoption of the board's 2016 annual calendar including the first meeting in January 2017. On a motion by Board Member Robertson and seconded by Board Member Baldwin the 2016 annual calendar was adopted as presented by general consent.

XI. ADJOURNMENT

- There being no further business, the meeting was adjourned at 9:25 p.m. on a motion by Board Member Fuller, seconded by Board Member El-Amin.

Respectfully submitted,

Rosalind Miller
 Planning Board Secretary

PB reorganization meeting minutes.1-21-2016