



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 NOVEMBER 3, 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)

Planning Board Chairman Scott Bey called the meeting to order at 7:36 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 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	Term Of Office
Ron Scott Bey, Chairman	P	-	P	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P				12/31/2016 (4 years)
Horace Baldwin, Vice Chairman	P	-	P	P	P	P	P	E	P	P	P	-	P	P	P	P	P	P	P	P				12/31/2017 (4 years)
Mayor Adrian O. Map John Stewart (Designee)	P	-	A	A	P	P	P	P	P	E	P	-	P	P	E	E	E	P	E	E				12/31/2017 (Term of Mayor)
Councilwoman Gloria Taylor	V	-	A	P	P	P	P	E	E	P	E	-	7:53 P	7:55 P	E	E	E	A	A	E				12/31/2016 (1 year)
Anthony Howard (succeeds Ronald Johnson)	P	-	P	P	P	P	P	P	P	8:15 P	P	-	P	E	E	P	P	P	P	P				12/31/2016 (1 year)
Gordon Fuller	P	-	P	P	E	E	E	P	P	P	E	-	7:52 P	P	E	P	P	P	P	P	E			12/31/2018 (4 years)
Sean C. McKenna (succeeds Emmett Swan-resigned)	P	-	P	P	P	P	P	P	P	P	P	-	8:00 P	P	P	P	P	P	P	P				12/31/2017 (4 years)
Siddeeq W. El-Amin (succeeds Ken Robertson)	P	-	E	P	E	P	P	V	V	V	V	-	P	P	P	P	P	P	P	P				12/31/2016 (4 years)
William Toth	V	-	P	P	A	P	P	P	E	P	E	-	P	P	P	P	P	E	P	P				12/31/2019 (4 years)
Maritza Hall, Alternate No.1	P	-	A	A	A	E	E	P	P	E	E	-	P	E	P	P	P	E	E	P				12/31/2017 (2 years)
Barry Person, Alternate No.2 (succeeds Siddeeq W. El-Amin)	P	-	P	P	P	P	E	P	P	E	P	-	V	V	P	P	P	P	E	P				12/31/2016 (2 years)

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

OTHERS IN ATTENDANCE

Name	Affiliation
Janine 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 – none

VI. RESOLUTION(S) (Memorialization)- none

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2012-06	Latino Heat Bar & Grill, LLC	308 Watchung Avenue	840	1	TODD/CBD Transit Oriented Development/Central Business District
8/18/16 (1 st hearing) carried; 10/6/16 carried; 11/3/16 carried; 1/19/ 2017					

- Chairman Scott Bey read for the record a letter from the applicant's attorney dated October 31, 2016 requesting adjournment to January 19, 2017 board meeting. The Board carried this application to the January 19, 2017 at which time no further notice is required.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-13-25	Shun Cheng, LLC	326-332 West Front Street / 4-6 Grove Street (corner lot)	248	5	TODD / CBD Zone Transit Oriented Development Downtown/Central Business District

- City Planning Director Bill Nierstedt explained that during site plan visit of changes that occurred from the board approved site plans and the applicant is before the board to address these changes.
- Mann Kwon, of 206 West Front Street spoke on behalf of the applicant. Mr. Kwon addressed the changes to the building includes the stone façade, window size, door and sign location. He reported that the hired contractor made suggestions to make changes to the architectural plans claiming a similar pattern of stone façade material in the area. After the board hearing no further testimony made recommendations for the applicant to provide additional information to submit drawings indicating the board approved plans vs. the changes made.

VIII. OLD BUSINESS

1) Capital Improvement Program (CIP) – The board addressed a capital improvement program spreadsheet indicating the funding sources for the roadway program. After there being no further discussion, Chairman Scott Bey entertained a motion to accept the roadway program as presented. On a motion by Vice Chairman Baldwin and seconded by Board Member El-Amin, the board voted as follows recommending council adoption of the CIP roadway program as presented.

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

- 2) Land Use Ordinance – The board addressed a report of the land use ordinance subcommittee and made comment on the amount of research work Board Attorney Bauer research presented case law in regards to satellite dishes. The Board, Board Attorney Bauer and Planning Director Nierstedt addressed aesthetics, restriction and the number of satellite dishes on a property and review of a draft letter to home owners. The board made comment in regards new development as a condition in the resolution can restrict satellite dishes. There was discussion about agreements between the satellite Dish Company, home owner or tenant and that the home owner rights to remove and return equipment to the satellite dish company. The board had some extensive discussion to alleviate some issues in regards to the number of satellite dishes and location. Board Attorney Bauer made a suggestion to provide for a brochure/procedure for landlord/tenant explaining the property owner's rights and location of the satellite dish if seen from the street dependent on the lease hold. After there being no further discussion, Chairman Scott Bey entertained a motion. On a motion by Board Member El-Amin and seconded by Board Member Howard, the board voted as follows recommending council adoption of the Land Use Ordinance changes to satellite dishes as presented.

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

IX. NEW BUSINESS

- 1) South Avenue Netherwood In Need of Redevelopment Study Area
- Planning Director Bill Nierstedt presented the legal notice of publication in the Courier News and forward to Board Attorney Bauer. Shawna Ebanks, of Nishuane Group, LLC made a presentation outline of the South Avenue Netherwood In Need of Redevelopment study area investigation, the approach to the study area, site visits, reviews of the Local Redevelopment Housing Law (LRHL) handbook, the city's Land Use Ordinance, the Master Plan, an analysis involve preliminary land use patterns, various criterias and review of municipal reports include fire, police, planning division, other city official data and brownfields inventory. Ms. Ebanks addressed photos of the area along South Avenue, Block 645, and Lots 1 through 28 between 417-431 Berckman Street up to 701-1021 South Avenue in the city's Transit Oriented Development Netherwood zone district and Urban Enterprise Zone (UEZ). She talked about the type of uses include characteristics of residential/commercial/industrial properties, physical conditions of the buildings, new developments proposed in the area, municipal parking lot, bus lines and the train station. She reported on non-condemnation plan and that the city will not exercise eminent domain.
 - Planning Director Nierstedt made comment regarding the purpose of the redevelopment plan is to advance the city's transit oriented development area, increase mixed use development and create and attract positive interest around the Netherwood Train station area.
 - After there being no further discussion, Chairman Scott Bey opened the meeting for public comment and/or statements. Hearing none, the public portion of the hearing was closed.
 - Chairman Scott Bey asked if the board had any further questions and/or comments. Hearing none, he entertained a motion. On a motion by Vice Chairman Baldwin and seconded by Board Member Toth, the board voted as follows to recommend council adoption of South Avenue Netherwood In Need of Redevelopment Investigation Plan as presented.

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

2) Discussion of Draft North Avenue Netherwood – In Need of Redevelopment Study

- Veena Sawant, PP, AICP and Michele Delisfort, PP, AICP, of Nishuane Group, LLC made a presentation to discuss the draft report of the North Avenue Netherwood Investigation study area in need of redevelopment. Ms. Sawant explained that the North Avenue Netherwood In Need of Redevelopment is designated as Block 341, Lot 2, Block 344, Lots 1 through 7 and Block 402, Lots 1 through 6 and located in the Transit Oriented Development Netherwood train station, trainside commercial and trainside residential Zone District between Berckman Street up to Leland Avenue. She addressed the areas characteristics of the building, vacant/abandoned properties and underutilization. She talked about redevelopment areas creates smart growth, goals and objective to promote future developments of mixed uses, high density vs. intensity, public transportation, reduces parking if proposed shared parking requirements, parcels with contamination, an area lacking open space, create green rood terraces, located in flood hazard zone, bulk standards, building coverage, number of stories, area to accommodate stacked townhomes, circulation element plan to include the board's adopted streetscape manual plan which include sidewalks and walkways for pedestrians. Ms. Sawant addressed the area is determined a flood plain area requirements, but reported that a developer can seek a hardship exemption from the New Jersey Department of Environmental Protection (NJDEP).
- The board had some discussion about stacked townhomes, number of bedroom units, density, and number of stories, bulk requirements and parking requirements.
- After there being no further discussion, Chairman Scott Bey opened the meeting for public comment and/or statements. Hearing none, the public portion of the hearing was closed.
- After there being no further discussion from the board members, Chairman Scott Bey entertained a motion. On a motion by Vice Chairman Baldwin and seconded by Board Member Hall, the board voted as follows to recommend council adoption of North Avenue Netherwood In Need of Redevelopment Investigation Plan as presented.

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

X. ADJOURNMENT

- There being no further business, the meeting was adjourned at 10:15 p.m. on a motion by Board Member McKenna and seconded by Vice Chairman Baldwin.

Respectfully submitted,

Rosalind Miller, Planning Board Secretary

PB meeting minutes.11/3/2016