



# 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 DECEMBER 1, 2016**  
**CITY HALL LIBRARY, 515 WATCHUNG AVENUE**  
 \* \* \* \* \*

## 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	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	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	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	E	-	P	-	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	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	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	P	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	P	P	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	-	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** – On a motion by Board Member El-Amin and seconded by Board Member McKenna, the board accepted both October 6 and October 20, 2016 meeting minutes as presented by voice vote from eligible members, has been adopted.

**VI. RESOLUTION(S) (Memorialization)**

**1) North Avenue in Need of Redevelopment Study** - After the board reviewed the resolution, 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 recommending that City Council adopt An Area In Need of Redevelopment Study for Block 341, Lot 2, Block 344, Lots 1 through 7 and Block 402, Lots 1 through 6 as written.

Scott Bey	Baldwin	El-Amin	Fuller	Howard	McKenna	Toth	Hall
-----------	---------	---------	--------	--------	---------	------	------

Eight in favor. None opposed. None abstained

**2) Land Use Ordinance on Satellite Dishes and Antennas** - After the board reviewed the resolution, 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 recommending that City Council adopt An Amendment to the Land Use Ordinance of Chapter 17 Section 17:1-7 and Section 17:9-49 to amend Satellite Dishes and Antennas section as written.

Scott Bey	Baldwin	El-Amin	Fuller	Howard	McKenna	Toth	Hall
-----------	---------	---------	--------	--------	---------	------	------

Eight in favor. None opposed. None abstained

**3) Land Use Ordinance on Houses of Worship** - After the board reviewed the resolution, Chairman Scott Bey entertained a motion. On a motion by Board Member El-Amin and seconded by Board Member McKenna, the board voted as follows recommending that City Council adopt An Amendment to the Land Use Ordinance of Chapter 17 Section 17:9-35 to amend the Houses of Worship section as written.

Scott Bey	Baldwin	El-Amin	Fuller	Howard	McKenna	Toth	Hall
-----------	---------	---------	--------	--------	---------	------	------

Eight in favor. None opposed. None abstained

**4) Capital Improvement Program 2018-2022** - After the board reviewed the resolution, 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 recommending that City Council adopt the a six-year Capital Improvement Program as written.

Scott Bey	Baldwin	El-Amin	Fuller	Howard	McKenna	Toth	Hall
-----------	---------	---------	--------	--------	---------	------	------

Eight in favor. None opposed. None abstained

**VII. DEVELOPMENT APPLICATION(S) - none**

**VIII. OLD BUSINESS**

1) Council on Affordable Housing (COAH) – Board Attorney Bauer briefed the board on an update “the GAP” case law and that nothing has changed and that the Supreme Court will be deciding on that case in the near future.

2) Urban Enterprise Zone (UEZ) - Deputy City Administrator of Economic Development Carlos Sanchez briefed an update that they are awaiting the extension of the UEZ to be approved by Senate.

**IX. NEW BUSINESS**

➤ Discussion of Planning Board 2017 budget – City Planner Nierstedt distributed a draft budget of the Planning Board for the board's review. The board members made recommendation to increase the budget for conventions, conferences, training, travels and seminars. On a motion by Board Member Fuller and seconded by Board Member McKenna, the board accepted the 2017 budget as discussed by voice vote, has been adopted.

➤ Review and adoption of the board's 2017 annual meeting schedule calendar – the board adopted the 2017 calendar as presented and has been approved.

**X. ADJOURNMENT**

➤ There being no further business, the meeting was adjourned at 8:00 p.m. on a motion by Board Member McKenna and seconded by Board Member Fuller.

Respectfully submitted,

Rosalind Miller, Planning Board Secretary

PB meeting minutes.12/1/2016