



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 MARCH 17, 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 7:37 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																			12/31/2016 (4 years)
Horace Baldwin, Vice Chairman	P	-	P	P	P																			12/31/2017 (4 years)
Mayor Adrian O. Map John Stewart (Designee)	P	-	A	A	P																			12/31/2017 (Term of Mayor)
Councilwoman Gloria Taylor	V	-	A	P	P																			12/31/2016 (1 year)
Anthony Howard (succeeded Ronald Johnson)	P	-	P	P	P																			12/31/2016 (1 year)
Gordon Fuller	P	-	P	P	E																			12/31/2018 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	P	-	P	P	P																			12/31/2017 (4 years)
Ken Robertson	P	-	E	P	E																			12/31/2016 (4 years)
William Toth	V	-	P	P	A																			12/31/2019 (4 years)
Maritza Hall, Alternate No.1	P	-	A	A	A																			12/31/2017 (2 years)
Siddeeq W. El-Amin, Alternate No.2 (succeeded Sandra Chambers)	P	-	P	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. EXECUTIVE SESSION – Hiring of a Planning Board Engineer – The Board went into executive session. After executive session, Chairman Scott Bey asked for nominations for the Planning Board Engineer position. On a motion by Board Member McKenna and seconded by Mayor's Designee Stewart, the board resolved that Pennoni Associates, of Edison New Jersey has been appointed Planning Board Engineers from March 17, 2016 through the first meeting in January 2017 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

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 – none

VII. RESOLUTION(S) (Memorialization)

VIII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2016-04	South Second Street Redevelopment, LLC	662-758 South Second Street / 127-141 Grant Avenue (corner lot)	112	9.01	MU Mixed Use Zone

➤ Kyana Woolridge, Esq. of The Woolridge Law Firm, 515 Valley Street, Maplewood New Jersey represented the applicant. Ms. Woolridge reported that the applicant is designated as the developer and that the site is within a fourth amendment to the redevelopment plan for 197 city owned, in foreclosure and bankrupt properties located at 662-758 South Second Street, block 112, lot 9.01 of the city of Plainfield tax map. Ms. Woolridge explained that the applicant is seeking preliminary and final site plan, minor subdivision approval, variances, design waivers and relief from the requirements of the South Second Street Redevelopment Plan to construct a one-story warehouse/distribution building with office/showroom and a five-story, 90 unit residential apartment units.

➤ John C. Ferrante and Allison Ferrante, both Licensed Professional Engineers in the State of New Jersey, 87 Ibernica Avenue, Rockaway New Jersey at which time both was sworn in to provide testimony on behalf of the application. Mr. Ferrante submitted Exhibits A1 thru A9. He addressed an exhibit depicting an aerial view of the site, character of the neighborhood to show walking distance to the train station, Green Brook Park and Mixed Use area depicting some commercial uses. He said that the site has been vacant since the 1980's. The applicant is retaining existing commercial tenant and providing residential units. He addressed title sheet No.SP1 depicting the site plan of existing slabs where previous buildings were located,

brownfield site, proposing minor subdivision, proposing all new sidewalk to include ADA compliant, and create additional setbacks to create additional green space. Mr. Ferrante addressed drawing SP14 depicting truck movement for the warehouse commercial use.

- Ms. Ferrante addressed the drainage and grading indicating drainage inward on-site inlets, roof drainage underground and less impervious coverage.
- Stephen Wilder, Registered Architect in the State of New Jersey, of 353 West 117th Street, Suite 2E, New York was sworn in to provide testimony on behalf of the application. Mr. Wilder talked about the proposed landscaping plan includes shrubs, evergreens and street trees. He addressed the floor plans, the square footage of the warehouse use, showroom area entrance off from the street, truck movement, delivery and loading/unloading dock, 14 employees, restroom area, bicycle racks, indoor area storage for roofing material and pallets. He talked about the elevations, split face stone, metal siding and showing of the courtyard.
- Board asked about security cameras and a design breaking up the façade of a large metal wall. Mr. Ferrante replied that the cameras are positioned on all sides of the exterior and interior indicated on sheet SP9. He reported that the Fire Department requires a Knox box in place. Planning Division Director Nierstedt responded in regards to the metal wall suggesting tree plantings will relieve the variance.
- Mr. Ferrante addressed sheet SP8 depicting the residential area, indicating interior for 90 parking spaces for the residence including five (5) ADA parking space requirements, no cars will be cueing on the sidewalk, a card access use for the residence, streetscape standards indicating lighting poles and he indicated the applicant will comply with all other city official reports.
- After there being no further testimony from the professionals, the meeting was opened for public questions and/or comments. Hearing none, the public portion of the hearing was closed. The board carried this application to April 7, 2016 with no further notices required.

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

- Manuel Sanchez, Esq. of Sanchez, Sanchez & Santoliquido, 902 Second Avenue, Elizabeth New Jersey represented on behalf of the applicant. Mr. Sanchez explained that 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.
- Brian Taylor, Registered Architect, of 95 Watchung Avenue, North Plainfield New Jersey was sworn in to provide testimony on behalf of the application. Mr. Taylor addressed the site plan that contains existing one-family dwelling. He indicated that the applicant is proposing to subdivide Lot 5 into two lots. He talked about the proposal to construct a new detached garage to the existing single family and the new lot created for a one-family dwelling, also with a detached garage indicating new asphalt driveways and aprons for both lots.
- The Board addressed Planning Director Nierstedt's report dated February 25, 2016, and recommended that the applicant comply with all city officials requirements.
- There being no further testimony, the meeting was opened for public questions and/or comments. Hearing none, the public portion of the meeting was closed.
- After hearing no further testimony from the licensed professional, Chairman Scott Bey entertained a motion. On a motion by Vice Chairman Baldwin and seconded by

Mayor's Designee Stewart, the board voted granting minor subdivision approval to construct a one-family dwelling on the newly created lot as written.



Scott Bey	Baldwin	Stewart	Howard	McKenna	Taylor	El-Amin
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Seven in favor. None opposed. None abstained

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2015-24	Ministerio Internacional Puerta Del Cielo	401-409 Roosevelt Avenue / 300-308 East Fourth Street	606	50	MU Mixed Use Zone

- David S. Bressler, Esq., of 60 New Jersey Route 27, Edison New Jersey represented on behalf of the applicant. Mr. Bressler explained that the applicant is seeking to propose a house of worship.
- William Ramos, a member and treasurer of the church responded to questions about finding a place for worship, number of church members, transportation, parking and church services. He said that the church is seeking to have own place for house of worship for seventy (70) members. He said many members walk, but the church own two (2) vans which transport member to and from the church. He said there are about 10 or 12 vehicles for parking, a group of about 10-12 people meet Monday thru Thursday, on Friday services are for about 30-40 members meet from 7:00 p.m. to 9:30 p.m., Saturday is church service from 7:00 p.m. to 10:00 p.m. and Sunday from 6:00 p.m. to 9:00 p.m. He said that there are no morning services. He reported that the church has a parking lease with Garcias & Grabler, a law firm that owns the parking lot for additional twenty-two (22) parking spaces. He said the church use the parking lot when there is church service on Saturday.
- Board members asked about sign removal and type of sign replacement, time of lease, community services to include any cooking on site, other events and/or activities, etc., future growth, any changes to the exterior and the number of pew.
- Robert A. Hernandez, Registered Architect, of 267 Amboy Avenue, Metuchen New Jersey was sworn to provide testimony on behalf of the application. Mr. Hernandez briefly explained he is registered in the State of New Jersey and a graduate of New Jersey Institute of Technology. The board accepted his credentials as a registered architect. Mr. Hernandez talked about the proposal to convert to a house of worship. He said that they are proposing board on board wood type fence, landscaping, wheels stops, remove a rear exit door to stripe as a walkway, front door recessed to remain, HVAC to be located on the flat roof top, refuse collection by PMUA, location of refuse storage area inside the building in a separate room closed with a wall and door.
- Andrew Wu, Licensed Professional Engineer in the State of New Jersey, of 56 Bridge Street, Metuchen New Jersey was sworn in to provide testimony on behalf of the application. Mr. Wu explained that the property is located Mixed Use Zone, lighting standards to be provided in accordance to code, asphalt parking lot with striping, one handicap parking space, buffering for the front yard parking and fencing to screen residential side.
- After there being no further testimony from the professionals, the meeting was opened for the following public questions and/or comments.
- Bernice Paglia, of 124 East Seventh Street asked if the applicant is proposing a future child care use. Mr. Bressler replied that there will be no future child care use.
- Hearing no further questions and/or comments from the public, the public portion of the hearing was closed.

- The board carried this application to April 21, 2016 and made recommendations that the applicant is to provide revised plans accordingly for review at the April 21, 2016 meeting. It has been announced that no further notice is required.

4)

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

- Manuel Sanchez, Esq. of Sanchez, Sanchez & Santoliquido, of 902 Second Avenue, Elizabeth New Jersey represented on behalf of the applicant. Mr. Sanchez explained 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.
- Property Owner Edison Garcia, of 41 Summit Avenue, North Plainfield New Jersey was sworn in to provide testimony on behalf of the application.
- George Sincox, Registered Architect, of Westfield New Jersey was sworn in to provide testimony on behalf of the application. Mr. Sincox submitted revised plans showing the number of reduced bedrooms to one (1) bedroom units with 1 study no closets and no door, canvas type covering over the walkway in the rear, lighting provided along walkway, minimum spill lighting and proposal of a six foot height aluminum fence, outside door with no hardware on it with bar on the inside, add in the front a separate residential vestibule to the stairway leading to the apartment units, residential will have a card key to access the elevator, security staff presence during the hours of operation to the existing nightclub, created storage units for the residential units, interior refuse area serviced by the property owner's staff and a laundry area. Mr. Sincox said that they received Police Department report dated March 10, 2016 and the Fire Department report dated March 17, 2016. He said that the applicant is willing to comply and meet with the fire code, security cameras proposed and connects to the police division.
- Board members expressed concerns regarding main entrance use for both the existing night club and the proposed residential units, specifically the opened vestibule to the elevator, security cameras, encroachment issues in the rear, and parking space availability for the residential units.
- The Board made recommendations to revise drawings showing a diagram of all security cameras, form of agreement in regards to the encroachment issues, resolve agreement in regards to the trash/recycling containers with PMUA, copy of parking permits, removal of the neon signs which are not permitted. After there being no further discussion, the meeting was opened for public questions and/or comments. Hearing none, the public portion of the hearing was closed.
- On a motion by Councilwoman Taylor and seconded by Vice Chairman Baldwin, the board voted preliminary approval to convert the vacant third and fourth floors of a four-story building to six (6) residential apartments containing six (6) one-bedroom units with conditions.

➤	Baldwin	Stewart	Howard	Taylor	El-Amin
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Five in favor. Two opposed (McKenna and Scott Bey) None abstained

IX. OLD BUSINESS – none

X. NEW BUSINESS – none

XI. ADJOURNMENT

- There being no further business, the meeting was adjourned at 11:58 p.m. on a motion by Mayor's Designee Stewart and seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.3-17-2016