



# 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 MAY 19, 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 7:33 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															12/31/2016 (4 years)
Horace Baldwin, Vice Chairman	P	-	P	P	P	P	P	E	P															12/31/2017 (4 years)
Mayor Adrian O. Mapp John Stewart (Designee)	P	-	A	A	P	P	P	P	P															12/31/2017 (Term of Mayor)
Councilwoman Gloria Taylor	V	-	A	P	P	P	P	E	E															12/31/2016 (1 year)
Anthony Howard (succeeded Ronald Johnson)	P	-	P	P	P	P	P	P	P															12/31/2016 (1 year)
Gordon Fuller	P	-	P	P	E	E	E	P	P															12/31/2018 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	P	-	P	P	P	P	P	P	P															12/31/2017 (4 years)
Ken Robertson (Resigned 4/30/16)	P	-	E	P	E	P	P	V	P															12/31/2016 (4 years)
William Toth	V	-	P	P	A	P	P	P	E															12/31/2019 (4 years)
Maritza Hall, Alternate No.1	P	-	A	A	A	E	E	P	P															12/31/2017 (2 years)
Siddeeq W. El-Amin, Alternate No.2 (succeeded Sandra Chambers)	P	-	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
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 McKenna and seconded by Mayor's Designee Stewart, both the March 3, 2016 and the March 17, 2016 meeting minutes were accepted as presented by members eligible to vote, has been adopted.

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

1)

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

➤ There was an amendment to the resolution in regards to the language concerning the parking lease agreement noted on page 2 of the resolution. After there being no further review of the resolution amendment, Chairman Scott Bey entertained a motion. On a motion by Mayor's Designee Stewart and seconded by Vice Chairman Baldwin, the board voted as follows granting the amendment as written.

➤

Baldwin	McKenna	Stewart
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Three in favor. None opposed. None abstained.

**VII. DEVELOPMENT APPLICATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2014-02	SRJN, LLC	1140-1142 South Avenue	623	5	NC Neighborhood Commercial

➤ Chairman Scott Bey asked the board if there were any comments regarding the resolution. Hearing none, he entertained a motion. On a motion by Board Member McKenna and seconded by Board Member Fuller, the board voted as follows to dismiss the application for preliminary and final site plan approval to construct a two-story addition to an existing one-story building retail store, and the upper floors will contain six (6) two-bedroom residential apartments without prejudice as written.

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Scott Bey	Fuller	McKenna	Hall	El-Amin
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Five in favor. None opposed. None abstained.

**VIII. OLD BUSINESS – Subcommittees**

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1. Master Plan Committee – Members will be provided a copy of the Master Plan (Board Members El-Amin, Howard and Hall)
2. Capital Improvement Program Committee – CIP has been presented waiting for the administration (Board Members McKenna, Fuller, Toth)
3. Land Use Ordinance – Some 19 changes incorporated. Board Members will be provided a copy the Land Use Ordinance. (Board Members Baldwin, Scott Bey)

- 4. Streetscape Design Guidelines – The board and City Planner Nierstedt had some Discussion and asked if the streetscape presented as ordinance vs. guidelines. The board had made recommendation that the streetscape design guidelines should be part of the design guidelines. City Planner Nierstedt explained if made part of the ordinance it will require site plan approval and will come before the board at which time will become cumbersome for developers, if guidelines, determination can be made in-house. The Streetscape Design Guidelines will be presented at the board's next scheduled meeting.

#### **IX. NEW BUSINESS –**

1. Distribution of Draft Area In Need of Redevelopment for 501-637 South Avenue, Block 611, Lot 1 (E. Paul Building) and 639-661 South Avenue, Block 611, Lot 2 (Royal Apex Building)
  - City Planner Bill Nierstedt reported on the 639-661 South Avenue, Block 611, and Lot 2 is in the process of being renovated to self-storage units, he asked if the board would like for this development to be included in the redevelopment study or recommend it be removed. He reported that public notification will published for the June 16, 2016 board meeting and adoption of the redevelopment study.
2. Distribution of Draft Area In Need of Redevelopment for North Avenue between Berckman Street to Leland Avenue, Block 402, Lots 1 thru 7, Block 344, Lot 1 thru 7 and Block 341, Lot 2. City Planner Nierstedt reported that public notification will publish for the June 16, 2016 board meeting and adoption of the redevelopment study. He reported that the TODN has really shown interest to potential developers. He reported that the next two (2) studies to be looked at are East Second Street between Garfield Avenue, Johnston Avenue and Sumner Avenue and Downtown West between Central Avenue, Madison Avenue, West Front Street and West Second Street. After there being no further discussion, Chairman Scott Bey opened the meeting for public questions/statements and/or comments.
  - Jarod Whitaker, made comment that he attended this meeting to get involved.
  - Michael Anderson, made comment that he is a Plainfield resident, study government and graduated from college in 2008. He is seeking to establish a summer teen program for color across the country. After there being no further public statements/ comments, the public portion of the meeting was closed.

#### **XI. ADJOURNMENT**

- There being no further business, the meeting was adjourned at 8:41 p.m. on a motion by Board Member McKenna and seconded by Board Member Howard.

Respectfully submitted,

Rosalind Miller  
Planning Board Secretary

PB meeting minutes.5-19-2016