



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 AUGUST 4, 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 7:38 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										12/31/2016 (4 years)
Horace Baldwin, Vice Chairman	P	-	P	P	P	P	P	E	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										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										12/31/2016 (1 year)
Anthony Howard (succeeded Ronald Johnson)	P	-	P	P	P	P	P	P	P	8:15 P	P	-	P	E										12/31/2016 (1 year)
Gordon Fuller	P	-	P	P	E	E	E	P	P	P	E	-	7:52 P	P										12/31/2018 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	P	-	P	P	P	P	P	P	P	P	P	-	8:00 P	P										12/31/2017 (4 years)
Siddeeq W. El-Amin (succeeded Ken Robertson)	P	-	E	P	E	P	P	V	V	V	V	-	P	P										12/31/2016 (4 years)
William Toth	V	-	P	P	A	P	P	P	E	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										12/31/2017 (2 years)
VACANCY, Alternate No.2 (succeeded Siddeeq W. El- Amin)	P	-	P	P	P	P	E	P	P	E	P	-	V	V										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

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) - none

VIII. OLD BUSINESS – none

IX. NEW BUSINESS

1) Discussion of Draft East Second Street In Need of Redevelopment and Rehabilitation Study Area –Veena Sawant and Shawna Ebanks, of Nishuane Group, LLC made a presentation. Ms. Sawant addressed the draft August 4, 2016 study defining the Local Redevelopment Housing Law (LRHL) criteria and indicating its conditions of each "criteria a thru h". She indicated that the site is located in the NC Neighborhood Commercial zone district on East Second Street from Leland Avenue to Johnston Avenue and designated in the Urban Enterprise Zone. She talked about the buildings in the area that are deteriorating, a detriment to the public, properties that are abandoned, inadequate utilities and 50+ year old sanitary sewer system. Ms. Sawant reported on reviews of the city's Master Plan, a 2012 report prepared by Rutgers University, review of the LRHL handbook, numerous site visits, held local community group meetings, review of fire, police inspection, brownfield and other city official data. She has met and collaborate data with the city's Planning Director

- The Board, Board Attorney Bauer and Planning Director Nierstedt had some discussion about if the sanitary sewer system is well maintained, any tax breaks that can apply to the buyer or the property owners, any down sides, specifically community participation. In addition, the board expressed concern about utility companies applying for road opening permits to recently paved roadway. Ms. Sawant replied that it can be part of the redevelopment plan. In conclusion, Ms. Sawant said that if plan is adopted property values surely will go up. After there being no further discussion, Chairman Scott Bey opened the meeting for public comment and/or statements.
- Public comment: Project manager Reverend Dean made comment that he has been working with the East Second Street team, talking with the community and the business merchants establishing information of applying for Urban Enterprise Zone (UEZ) funds. He said that they are in the process of buying garbage cans for the area. He reported that he has talked to the young men that hang out in front of the stores encouraging them to help keep it clean and that new development jobs can be provided. In conclusion, he showed his appreciation thanking the board for their consideration in regards to this development. Chairman Scott Bey and the Board made recommendation to work closely with the East Second Street merchants and the community.

X. ADJOURNMENT

- There being no further business, the meeting was adjourned at 8:32 p.m. on a motion by Board Member Fuller and seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller, Planning Board Secretary