



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 OCTOBER 19, 2017 AT 7:30 P.M
CITY HALL LIBRARY, 515 WATCHUNG AVENUE
PLAINFIELD, NJ 07060

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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)

Vice Chairman Horace Baldwin 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 19	Feb 2	Feb 16	Mar 2	Mar 16	Apr 6	Apr 20	Apr 24	May 4	May 18	Jun 1	Jun 15	Jul 6	Jul 20	Aug 3	Aug 17	Sep 7	Sep 21	Oct 5	Oct 19	Nov 2	Nov 16	Dec 7	Dec 21	Term Of Office
Ron Scott Bey, Chairman	P	P	P	P	-	P	P	P	P	P	P	P	P	P	P	-	P	-	P	-					12/31/2020 (4 years)
Horace Baldwin, Vice Chairman	P	P	E	P	-	P	-	P	P	P	P	P	P	P	P	-	P	-	P	P					12/31/2017 (4 years)
Mayor Adrian O. Mapp John Stewart (Designee)	P	E	E	P	-	E	-	P	-	A	E	E	E	P	P	-	P	-	-	-					12/31/2017 (Term of Mayor)
Councilman Charles McRae	P	P	E	P	-	E	-	P	P	A	P	P	P	P	P	-	E	-	-	-					12/31/2017 (1 year)
Anthony Howard	P	P	P	P	-	P	-	P	P	P	P	P	P	P	P	-	P	-	P	P					12/31/2017 (1 year)
Siddeeq W. El-Amin	P	P	P	P	-	P	-	P	P	P	P	P	E	P	P	-	P	-	-	P					12/31/2020 (4 years)
Gordon Fuller	P	P	P	P	-	P	-	E	E	A	P	P	E	E	P	-	P	-	P	P					12/31/2018 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	P	P	P	P	-	P	-	P	P	P	P	P	P	P	P	-	P	-	P	-					12/31/2017 (4 years)
William Toth	P	E	P	P	-	P	-	P	P	A	P	P	P	P	P	-	P	-	-	P					12/31/2019 (4 years)
Maritza Hall, Alternate No.1	E	E	P	P	-	E	-	P	P	A	P	E	E	P	P	-	E	-	P	-					12/31/2017 (2 years)
Barry Person, Alternate No.2	P	P	P	P	-	P	-	P	P	P	P	P	E	P	P	-	E	-	P	P					12/31/2018 (2 years)
ATTENDANCE	10	8	8	11	-	8	1	10	9	6	10	9	6	10	11	-	8	-	7	6					

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

OTHERS IN ATTENDANCE

Name	Affiliation
Janine G. Bauer, Esq.	Planning Board Attorney
Bill Nierstedt	Planning Director
Rosalind Miller	Board Secretary

- IV. **PUBLIC COMMENTS ON NON-AGENDA ITEMS** – Vice Chairman Baldwin opened the meeting for public comments on items that are not on the agenda. Hearing none, the public portion of the hearing was closed.
- V. **MINUTES** – None
- VI. **RESOLUTION(S) (Memorialization)** - None
- VII. **DEVELOPMENT APPLICATION(S)** - None
- VIII. **REDEVELOPMENT STUDY** - None
- IX. **REDEVELOPMENT PLAN** - None
- X. **CAPITAL IMPROVEMENT PROGRAM**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2017-16	Union County College	201-225 Roosevelt Avenue / 300-320 East Second Street (corner lot)	307	1.01 3, 4, 5.01 and 40	TODD-CD Zone

- Bryan VanderGheynst, Licensed Professional Engineer and Horace Walker, Registered Architect, of N|V|5, 7 Campus Drive, Parsippany New Jersey both was sworn in to testify on behalf of the applicant. Mr. VanderGheynst reported that he has met with the Planning Director Nierstedt and staff and thanked them for providing guidance. Mr. VanderGheynst and Mr. Walker submitted Exhibits A1 and A2 an aerial view map depicting the surrounding area, a floor/plaza plan, front, rear and side building elevations, and six (6) photos showing the preexisting exterior of conditions and that the preexisting conditions consist of graveled vacant lot. Mr. VanderGheynst explained that the proposal is to construct a parking lot to the Health Science Building to include buffering and screening, landscaping, parking stalls including handicap parking space, crosswalk area, and benches, improve sidewalk and curbing, lighting and decorative lighting proposed, loading area and signage.
- The board addressed the city planners report dated 10/11/17 and had some discussions in regards to deliveries, loading/unloading area, trash/recycling area, buffering and screening of utilities, type of landscaping within the sight triangle off of East Second Street entrance/exit, type of material for the crosswalk, transformer and utility poles, type of fence, bicycle racks, signage and security cameras. Mr. VanderGheynst responded to board questions and comments of the board. He indicated in regards to the trash recycling area that there is no kitchen proposed this site will not generate a high trash area.
- He said in regards to the wrought iron fence that they are providing a sliding gate to the parking lot. He asked that the professional work with the city officials and the planning division when they meet with PSEG.

- The board made recommendations to provide revised site plans indicating the following, a gray color stamped concrete sidewalk, warning lights indicating crosswalk areas, meet with professionals regarding buffering/screening of the transformer and utility poles/lighting, show appropriate landscaping specifically in the sight triangle areas, for aesthetics provide for a wrought iron type fence with the sliding gates, provide bicycle racks, indicate delivery area, show buffering and screening the transformer, sliding type gate for the parking lot area off of East Second Street and signage.
- After there being no further testimony from the professionals, Vice Chairman Baldwin opened the meeting for public questions and/or statements. Hearing none, he asked if the board had any further questions and/or comments. The board asked about the funding source.
- Robert Hogan, Director of Facilities for Union County College, 1003 Springfield Avenue, Cranford New Jersey was sworn in to provide testimony on behalf of the applicant. He replied that the funding source is out of the Union County Capital Improvement funds estimated cost is \$850,000 and that there is no cost to the city. After there being no further discussion, Vice Chairman Baldwin entertained a motion. On a motion by Board Member Fuller and seconded by Board Member El-Amin, the board voted as follows granting capital project review for Union County College's parking lot and site improvements to the health science building as stipulated.

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Baldwin	Fuller	El-Amin	Howard	Toth	Person
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Six in favor. None opposed. None abstained.

XI. OLD BUSINESS - none

XII. NEW BUSINESS

XIII. ADJOURNMENT

- There being no further business, the meeting was adjourned at 9:12 p.m. by Board Member El-Amin and seconded by Board Member Person.

Respectfully submitted,

Rosalind Miller
 Planning Board Secretary

PB meeting minutes.10-19-2017