



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 5, 2017 AT 7:30 P.M.
CITY HALL LIBRARY, 515 WATCHUNG AVENUE
PLAINFIELD, NJ 07060

* * * * *

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)

Chairman Ron Scott Bey called the meeting to order at 7:39 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						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						12/31/2017 (1 year)
Siddeeq W. El-Amin	P	P	P	P	-	P	-	P	P	P	P	P	E	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						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	-	-						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						12/31/2018 (2 years)
ATTENDANCE	10	8	8	11	-	8	1	10	9	6	10	9	6	10	11	-	8	-	7						

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** - Chairman Scott Bey 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)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2016-27	326-330 East Fourth Street	328-330 East Fourth Street	606	8 and 9	MU Mixed Use Zone District

- Chairman Scott Bey made comment that the applicant will provide the site plans prior to preliminary and final site plan approval. He if the board members have any questions/comments in regards to the resolution memorialization. Hearing none, he entertained a motion.
- On a motion by Board Member McKenna and seconded by Board Member Howard, the board voted as follows granting preliminary and final site plan approval to consolidate Lots 8 and 9, Block 606, demolish a 2.5 story building and construct a new single-story metal storage building for general contractor's business and renovate a 2.5 story building in the rear for office space, some outdoor storage and five parking spaces with conditions.

Scott Bey	Baldwin	Fuller	Howard	McKenna
-----------	---------	--------	--------	---------

Five in favor. None opposed. None abstained.

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2014-35	700 Park, LLC	700-712 Park Avenue / 101-103 West Seventh Street (corner lot)	713	4	TODD/CBD – Transit Oriented Downtown Development/Central Business District Zone

- Chairman Scott Bey explained that the applicant is seeking amended final site plan approval for a mixed-use retail/residential development. On October 24, 2016, the board granted final preliminary and final site plan approval for first floor retail space and fourteen (14) residential apartments on the second and third floors.
- Mr. David Buckman, Registered Architect, of Buckman Architectural Group, 725 Federal Avenue, Kenilworth, NJ and property owner Mr. Mario Camino both was sworn in to provide testimony on behalf of the application. Mr. Buckman explained the proposed changes to the façade. He said that there are no changes from the previous final site plan approval. Mr. Buckman presented Exhibits A1 through A4 depicting front elevation,

roof top patio plan, windows instead of balconies and some brick columns which reflect closely with the surrounding buildings in the area.

- The Board made comment that they actually like the proposed changes to the façade and asked the applicant what brought about the changes. Mr. Camino explained that it was the expense and aesthetics of the area.
- After there being no further testimony, Chairman Scott Bey opened the meeting for public questions and/or comments. Hearing none, the public portion of the hearing was closed.
- He asked if the board had any questions and/or comments. The board made recommendation that the applicant submit revised plans addressing all comments/concerns made by city official reports. After there being no further discussion, Chairman Scott Bey entertained a motion.
- On a motion by Vice Chairman Baldwin and seconded by Board Member Howard, the board voted as follows granting amendment to the final site plan approval to the design changes to the building façade with conditions.

➤

Scott Bey	Baldwin	Fuller	Howard	McKenna	Hall	Person
-----------	---------	--------	--------	---------	------	--------

Seven in favor. None opposed. None abstained.

VIII. REDEVELOPMENT STUDY - none

IX. REDEVELOPMENT PLAN - none

X. CAPITAL IMPROVEMENT PROGRAM - none

XI. OLD BUSINESS - none

XII. NEW BUSINESS

- Review and discussion of the City Flood Damage Prevention Ordinance – The Board, Board Attorney Bauer, and Planning Director Nierstedt reviewed a copy of the Flood Damage Prevention Ordinance.
- Ms. Pamela Hilla, P.E., Project Management, of Remington & Vernick, Toms River, NJ made a representation in regards to the Flood damage Prevention Ordinance. She explained that she was hired to perform duties as flood plain manager in coordination with the Planning Board, Zoning Board of Adjustment and the Construction Official to review and establish procedures/protocol methods of reducing flood losses, improve the Credit Rating System (CRS) regulation, consistency with construction code, review applications/structures located in Flood Plain areas and establish a record of structures, certificate of elevation files and if necessary make changes/adjustments to the flood map in accordance with State requirements. Board Members asked if a variance was not granted will flood insurance increase. Ms. Hilla replied that currently FEMA establishes flood zones since 2006 and if changes, the city will need to provide significant engineering work to the ordinance for reduced rates. City Planner Nierstedt addressed the variance procedure and appeal board and fees for development in a flood plain area. Ms. Hilla said that in some municipalities they require a higher elevation in flood plain areas in order for the structure to be compliant with flood zone. If not granted then applicant can appeal. After hearing no further discussion, Chairman Scott Bey opened the meeting for public questions and/or comments.
- Public comment: Ms. Bernice Paglia, of 124 East Seventh Street reported that there has been extensive discussion and plans by the U.S. Army Corp of Engineers for over 30 years and asked if they can reach out to them as a resource. Ms. Hilla responded that they could reach out to the U.S. Army Corp of Engineers if there is additional changes to the FEMA map, but that FEMA establishes the flood plain map and the National Flood Insurance Rate monitor the FEMA flood plain ordinances and maps.
- Ms. Nancy Piwowar, of 1129 Myrtle Avenue asked to reach out to the Green Brook Flood Control Commission also for additional information.

- After there being no further questions/statements/comments from the public, Chairman Scott Bey closed the public portion of the hearing. He then asked if there were any further questions and/or comments from the board, hearing none he entertained a motion. On a motion by Board Member Fuller and seconded by Board Member McKenna, the board voted as follows recommending city council adopt the Flood Damage Prevention Ordinance as written.

-

Scott Bey	Baldwin	Fuller	Howard	McKenna	Hall	Person
-----------	---------	--------	--------	---------	------	--------

Seven in favor. None opposed. None abstained.

XIII. ADJOURNMENT

- There being no further business, the meeting was adjourned at 9:47 p.m. by Board Member McKenna and seconded by Board Member El-Amin.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.10-5-2017

Phone: (908) 753-3486 * Fax: (908) 226-2587 * Website: www.plainfieldnj.gov