



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 NOVEMBER 2, 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)

Chairman Ron 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 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	-	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	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	-	-	-	P	--			12/31/2017 (1 year)
Anthony Howard	P	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	P	--			12/31/2020 (4 years)
Gordon Fuller	P	P	P	P	-	P	-	E	E	A	P	P	E	E	P	-	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	-	P	--			12/31/2017 (4 years)
William Toth	P	E	P	P	-	P	-	P	P	A	P	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	P	--			12/31/2018 (2 years)
ATTENDANCE	10	8	8	11	-	8	1	10	9	6	10	9	6	10	11	-	8	-	7	6	9	--			

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** – On a motion by Vice Chairman Baldwin and seconded by Board Member McKenna, the board accepted the meeting minutes of August 3, 2017 by voice vote from eligible members. The meeting minutes has been adopted as presented into the record.
- VI. **RESOLUTION(S) (Memorialization)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2014-35	700 Park, LLC	700-712 Park Avenue / 101-103 West 7 th Street (corner lot)	713	4	MU Mixed Use Zone District

- Chairman Scott Bey asked if there were any questions and/or comments in regards to the resolution. Hearing none, he entertained a motion. On a motion by Vice Chairman Baldwin and seconded by Board Member Howard, the board voted as follows granting the applicant an amended final site plan approval to changes to the building facade design as stipulated.

Scott Bey	Baldwin	El-Amin	Fuller	Howard	McKenna	Toth	Person
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Eight in favor. None opposed. None abstained.

2)

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

- Chairman Scott Bey asked if there were any questions and/or comments in regards to the resolution. Hearing none, he entertained a motion. On a motion by Board Member Fuller and seconded by Board Member El-Amin, the board voted as follows granting site plan approval to construct a parking lot to the Health Science Building with conditions.

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

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2017-20	200 Plainfield Avenue, LLC	200-222 Plainfield Avenue/ 601-619 South Second Street/600-610 West Third Street	111	16, 17 & 18.01	TODN South Avenue Redevelopment Plan

- Board Attorney Bauer advised the board that the publication of notice has been reviewed and that the board has jurisdiction to hear this application.
- Ms. Jong Sook Nee, Esq., of 101 Eisenhower Parkway, Roseland New Jersey represented the applicant. Ms. Sook Nee explained that the applicant is requesting variances, waivers and preliminary and final site plan approval for the construction of a new educational facility for early childhood and after-school services.
- Ms. Leah Dade, Executive Director of the South Second Youth Center located on South Second Street. Ms. Dade was sworn in to provide testimony on behalf of the application. She reported that the current youth center facility holds 180 students. She said they are licensed to a capacity of 240 students ages 3 and 4 years old. She described the type of programs held and state requirements to hold an early childhood facility. She said that the youth center currently hold an after school enrichment program for up to sixth (60) children of elementary school age from three (3) to five (5) years of age. In addition, the youth center have a summer program for ages three (3) up to fifteen (15) years of age. Ms. Dade reported on the hours of operation from Monday through Friday, 6:30 a.m. to 3:00 p.m., number of employees include teaching staff, administrative and part-time employees a total of forty-eight (48).
- Board Members and City Planning Director Nierstedt asked about evening youth programs, if existing structure remain a child care facility and pick-up/drop-off operation. Ms. Dade replied that there is an evening program for teenagers 2 or 3 days a week up to 7:00 p.m. and that they will continue partnering with the existing city owned property and regarding pick-up/drop-off currently few parents drive, many walk and parents come at staggered between the hours of 6:30 a.m. up to 9:00 a.m.
- Mr. John Ferrante, a Licensed Professional Engineer, of 87 Hibernia Avenue, Rockaway, New Jersey was sworn in to provide testimony on behalf of the application. Mr. Ferrante explained that the applicant is seeking preliminary and final site plan approval to construct a new child care facility. Mr. Ferrante addressed the city planner's report dated December 18, 2017. After review of city official reports and Exhibits A1 through A5, the board made recommendations to revise plans indicating the number of parking spaces in the parking lot area including handicap requirements, turning radius templates for trash/recycling, delivery vehicles, bus and emergency vehicles. In regards to landscaping will be subject to the Shade Tree Commission.
- Mr. Stephen Michael Wilder, Registered Architect, of 726 St. Nicholas Avenue, New York, NY was sworn in to provide testimony on behalf of the application. Mr. Wilder addressed architectural drawings regarding energy-conserving construction and design of the building and earth tone façade of the building. Mr. Wilder addressed the floor plans depicting lay-out of the classrooms, restroom with handicap assessable, landscaping depicting buffering and screening, HVAC proposed on the rooftop of the building, removal of 26 trees and replacing 27 new trees subject to the Shade Tree Commission.
- Mr. Paul Ricci, Professional Licensed Planner, was sworn in on behalf of the application. Mr. Ricci explained that the applicant is requesting preliminary and final site plan approval for a child care facility and thirty-seven (37) on-site parking spaces. He talked about the surrounding neighborhood depicting underutilized commercial sites, houses of worship, residential area, front yard, rear yard and side yard setbacks to comply with the surrounding area and an area determined for revitalization. He see no substantial

detriment to the surrounding neighborhood and that the positive outweigh the negative criteria. After there being no further testimony from the professionals, the meeting was opened for public questions/comments and/or statements. Hearing none, the public portion of the hearing was closed. Chairman Scott Bey asked if the board had any further questions and/or comments. Hearing none, he entertained a motion.

- On a motion by Board member El-Amin and seconded by Board Member McKenna, the board voted as follows granting preliminary and final site plan approval to construct a new child care/youth center facility for 3 to 5 years old and after school enrichment program with conditions.

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Scott Bey	Baldwin	El-Amin	Fuller	Howard	McKenna	McRae	Toth	Person
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Nine 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 – Chairman Scott Bey announced that the November 16th, 2017 board meeting has been cancelled at which time is the week of the New Jersey League of Municipalities.

XIII. ADJOURNMENT

- There being no further business, the meeting was adjourned at 9:37 p.m. by Board Member Toth and seconded by Board Member Howard.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.11-2-2017