



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 DECEMBER 7, 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 7:34 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	-	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	-	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	-	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	-	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	-	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	-	P		12/31/2017 (4 years)
William Toth	P	E	P	P	-	P	-	P	P	A	P	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	-	-	-	8:36 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	-	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	-	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. EXECUTIVE SESSION: Personnel

V. 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.

VI. MINUTES – none

VII. RESOLUTION(S) (Memorialization)

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

➤ After the board reviewed the resolution and made some correction to the language in the resolution to be memorialized adding child care facility. After there being no further corrections, Chairman Scott Bey entertained a motion. On a motion by Vice Chairman Baldwin and seconded by Board Member El-Amin, the board voted as follow granting preliminary and final site plan approval for the construction of a new child care facility with conditions.

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

VIII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2017-19	829 South, LLC	829-881 South Avenue	645	14	TODN South Avenue Redevelopment Plan

➤ Chairman Scott Bey announced that the applicant is requesting adjournment to the January 18th, 2018 board hearing. The board carried this application to January 18th, 2018 and that no further announcements will be made and no notice required for proposing to demolish a two-story masonry building and a two-story metal building and construct a four-story, mixed-use building. The first floor will contain retail space, the upper floors total 70 residential apartments and 84 parking spaces.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2017-27	Muhlenberg Urban Renewal, LLC	1202-1250 Randolph Road/1203-1221 Park Avenue 1223-1251 Park Avenue/1201—1239 Moffett Avenue 1252-1360 Randolph Road 1223-1221 Park Avenue	13	38.01 and 38.02 and 38.03	PO Professional Office Zone and Muhlenberg Redevelopment Plan and R-3 zone

- Lisa A. John-Basta, Esq., of Chiesa, Shahinian & Giantomasi, P.C., One Boland Drive, West Orange New Jersey represented on behalf of the applicant. Ms. John-Basta explained that the applicant is proposing a host of medical uses to include occupational physical therapy, ambulatory care services, diabetes counseling, dialysis, and specialty primary care physicians etc. The following professionals are to be sworn in to provide professional testimony on behalf of the application.
- Joseph Staigar, Traffic Engineer, of Dynamic Traffic, LLC, 245 Main Street, Chester New Jersey. Mr. Staigar was sworn in to provide testimony as a Professional Traffic expert on behalf of the application.
- Bill Colgan, Affiliated with the Community Health Associates, LLC, of 2 Broad Street, Bloomfield New Jersey. Mr. Cogan was sworn in to provide testimony on behalf of the application as to the hours of operation and project completion status.
- Judy Donnelly, Registered Architect, of 79 Mount Rascal Road, Hackettstown New Jersey was sworn in to provide testimony as a Licensed Registered Architect on behalf of the application. Ms. Donnelly reported that she is currently licensed in the State of MA, PA and NJ. The board accepted Ms. Donnelly's credentials.
- Victor Vinegra, Professional Licensed Planner and Site Engineer, of Harbor Consultants, Inc., 320 East North Avenue, Cranford New Jersey. Mr. Vinegra presented Exhibits A1 through Exhibits A6 depicting an aerial map, colorized subdivision map, GIS union county map, colorized site plan, and colorized proposed rooftop courtyard. Mr. Vinegra addressed Exhibit A2 subdivision map depicted R-3 residential single family zone and indicated the lot line change and secondly the PO Professional Office zone depicted the main hospital structure. He addressed the existing conditions in regards to lot width, lot area, lot frontage, side yard setback and driveway entrances/exits along Randolph Road and Moffett Avenue. He explained that the applicant is proposing to demolish a portion of the existing hospital building, renovate the remaining structure of the building, and construct new additions for mixed use medical arts complex and 120 residential apartment units, also includes 636 parking spaces, painted handicap areas, pedestrian crosswalks, a rooftop courtyard, and landscaping.
- The board addressed the city Planners reported dated November 30, 2017 in regards to five (5) waivers. Planning Director Nierstedt noted a correction to be made to the report in regards to the number of parking spaces should be 636 parking spaces that are proposed. After hearing no further testimony from Mr. Vinegra, Chairman Scott Bey opened the meeting for public questions and/or comments.
- Public Questions/Comments: Mr. Dennis Waters, of 1125 Hillside Avenue asked if driveway entrance is reduced he asked about the distance near Hillside Avenue and he said when the hospital was there it was not enough parking and expressed concern of the parking issue and he asked if the apartments will be low rental. Chairman Scott Bey responded that the proposal required all parking to be on site and in regards to the apartments will be market rate in the State of New Jersey.

- Mr. King, of 1257 Marion Avenue expressed concern about parking. Ms. Nancy Piwowar, of 1129 Myrtle Avenue asked about court stenographer, the subdivision and owner of property. Planning Director Nierstedt replied that a court stenographer is not required for this type of application. Mr. Vinegra responded to the question regarding the subdivision and indicated the modification was for lot line to the residential portion. The applicant's attorney Mrs. John-Basta responded that the applicant is the property owner. Ms. Robin Bright, of 1282 Marion Avenue asked about the current number of driveways vs. the reduced number of driveways, parking issues and asked which of the historic building is to be demolished. Mrs. John-Basta advised that none of the buildings are on the national registry of historic places. Ms. Earlene Belle, of 1345 Whittingham Terrace expressed concern of the demolition of buildings that contain asbestos and rodent infestation. She expressed concern that the rodents will run everywhere in the neighborhood and asked if there were some relief for property owners. Mr. Vinegra stated the state law requirement is that the applicant must apply for asbestos and rodent control prior to any demolition permits. Board Member McKenna asked about submission of the DEP investigation letter. Chairman Scott Bey asked Economic Development Director Sanchez if that issue can be looked into from the city's standpoint. After there being no further questions and/or comments from the public, the public portion of the meeting was closed.
- Mr. Staigar addressed a traffic study evaluation consisted of the existing traffic conditions, traffic counts during the highest peak hours between 7:30 a.m. to 8:30 a.m. and 5:15 p.m. to 6:15 p.m. and traffic light control at Randolph Road and Park Avenue. He said of the prior hospital use the traffic generated was more extensive in trip counts vs. the proposed medical arts complex and the 120 residential units will be less extensive in trip counts will vary on peoples work schedules. He talked about the traffic signal control at Park Avenue and Randolph Road level of service is very poor and that they will work with the county to improve the traffic signal control system at that intersection. He reported on all other intersections operate in a good level of service range. He indicated that Randolph Road will be the main access road to and from the site, reduced number of driveways will accommodate the level of pedestrian and traffic generated, on-site shared parking as mentioned total of 636 spaces. He said shared parking involve parking for medical uses during the day when residence portion will be at work and during the evening parking will be available for the residential units when most people will be home. He mention the availability of transit bus route and a 1 to 2 mile radius to the train station.
- Board Members, Board Attorney Bauer and Planning Director Nierstedt had some discussion in regards to traffic. Chairman Scott Bey asked about the number of directional signage, Board Member El-Amin reported during athletic activities in the area there will be limited parking and people will utilize the facility for parking. In addition, he asked about assigned parking spaces, Board Member Howard expressed similar concern in regards to reserved parking specifically for the residential units can result in organized parking, Board Member Hall made comment to consider certain hours of parking. In addition, Ms. Hall asked about provisions for snow removal, Vice Chairman Baldwin concur regarding designated parking for residence, in addition to consideration to provide for calming measures. Mr. Staigar responded to questions of the board in regards to others parking can be problematic, but then it will be an enforcement made by the property owner. Mr. Staigar replied that assigned parking will defeat the purpose for traffic circulation and the benefit of shared parking can result in some empty parking spaces. He addressed the provision of snow removal can be placed along the landscape aisle and/or remove off site, not intended to take away any parking spaces. After hearing no further questions from the board, Chairman Scott Bey opened the meeting for public questions and/or comments.
- Public Questions: Mr. Dennis Waters, of 1125 Hillside Avenue expressed concern that Hillside Avenue will be used as an escape route from school traffic, office workers, residential because they are going to try to avoid the traffic light. Mr. Staigar replied that the traffic light change will have a better impact to the distribution of traffic circulation. Robin Bright, 1282 Marion Avenue expressed concern that 636 parking spaces is a lot and

- asked if there will be charges for parking because the hospital charged for parking. Planning Director Nierstedt stated the land use ordinance for parking requirements for the hospital is 1800 parking spaces at which time the hospital never complied with the parking requirement. Mr. Staigar replied that shared parking arrangement the parking requirements is less than the 636 parking spaces proposed. A concerned resident Ms. Flo Gonzalez asked about the number of handicap parking spaces. Mr. Staigar replied that they are ADA compliant throughout the parking lot and closes to the building entrances. Ms. Nancy Piwowar, of 1129 Myrtle Avenue asked if the parking requirement was based on all the combined uses. In addition, she asked if the applicant retrieved any accident reports at the intersections. Mr. Staigar replied that he was unable to obtain any traffic accident reports, but in his opinion there will be no impact. Planning Director Nierstedt made a recommendation to the board that when the applicant meet with the county in regards to the traffic light at Park Avenue and Randolph to include city officials. Also, in regards to signage, he asked about the off-site Hospital signs and adequate directional signs. Ms. John Basta agreed to submit a parking management plan. After there being no further questions from the public, this public portion of the meeting was closed.
- Ms. Donnelly made a presentation submitting Exhibits 7, 8 and 9 depicting floor plan and medical arts complex. She addressed the floor showing the entrance to the lobby, receptionist area, doorman, gallery, a fitness center, multipurpose, residential business section, bike storage room and elevators. She addressed the residential floor plan indicating security key pod access, one and two bedrooms, living room, washer/dryers, marble top and stainless steel amenities and elevator to access rooftop terrace. Ms. Donnelly addressed the exterior indicating keeping some of the historic elements as the two porte cochere, cornices and the double hung windows from the building that will be demolished. She addressed the location of the sign indicating residential area, medical complex and directional signage for the circulation and safety of the site for both Randolph Road and Moffett Avenue.
 - Board Member Howard expressed concern about the testimony in regards to the high end amenities to be met at the time of construction. Board Member Toth asked about the existing two porte cochere to be reused for both residential/commercial portions. He also asked if the restrooms are barrier free adaptable. Board Member El-Amin addressed the floor plan regarding doorways/stairways and where they lead to. Ms. Donnelly replied those are emergency exits from the rooftop terrace. Board Member McKenna asked about the total of monument signs. Ms. John-Basta responded that they are complying with the number of monument signs required.
 - Public questions: Robin Bright, of 1282 Marion Avenue asked about the number of floors, number of residential units on each floor and square footage of the residential units. Ms. Donnelly addressed a chart indicated on the floor plan showing a residential number of dwelling units on each floor, and square feet for the one bedroom units from 750-1000 square feet and the two bedroom units from 900-1000 square feet a total of 120 residential units. On the seventh floor is the rooftop terrace. Mr. Tim Connolly, of 1405 Martine Avenue asked if there is a connection between the residential and medical arts building. Ms. Donnelly replied that there is no connection between the two buildings. Ms. Nancy Piwowar expressed concern that saving the historic artifacts is important facts and cataloging and photos.
 - Bill Colgan, an affiliate with the Community Health Associates, LLC responded they are Hiring Historical preservation expert for documenting and cataloging. Mr. Colgan reported on a similar process hospital in Green Brook New Jersey and that they have been approached by family members of plaques/artifact to be returned to its rightful owner, and in addition every donated tree will be displayed in public spaces. Chairman Scott Bey asked Mr. Colgan that their hired historic preservation professional and the city historic preservation professional work together on documenting, photos etc.
 - The Board asked about the hours of operation and type of medical services. Mr. Colgan responded that some medical services will be open 24-hours a day, 7-days a week and other health care services open during normal business hours. He said that there will be a host of medical care providers and services. After there being no further testimony from the professionals, the applicant attorney Mrs. John-Basta concluded that the proposed

project is in keeping the integrity of a vacant hospital site and proposing a host of medical uses and high end residential apartment units.

- Chairman Scott Bey opened the hearing for public comments and/or statements. Ms. Shelley Simmonds, of 1226 Moffett Avenue, expressed concern that her property is the closes to the hospital and concerned about her kids. Mr. Dennis Waters asked when project will be completed. Mr. Colgan responded that the residential could take up to 2 years and the medical complex 3 years. Ms. Robin Bright, expressed concern about some of the uses open for 24 hours. She reported recently an oil tank was removed and asked if soil was tested for contamination. Planning Director Nierstedt replied that DEP documents are public information and that file can be reviewed in the Planning Division office. Ms. Bright also reported that the community had numerous meeting with the developer and there was never any mention of apartments. Ms. Nancy Piwowar made comment "this is a sad day" she said there should be pictures of the buildings being demolished, all documentation, catalog, photos should be placed in the public library and she wants awareness about the artifacts and about the environmental well that is on that property, hospital has asbestos and mold. Ms. Piwowar appreciates the board's attention in this matter. She said that there has been no project this big in this city that has been completed. Chairman Scott Bey closed the public portion of this hearing.
- Vice Chairman Baldwin made comment and that he has heard the passionate voices of the resident. He explained that the proposal was not created in one night and that there were presented many meetings, studies on development for this area of value, a potential in making this area something we can be proud and he recommend this body approve this proposal for preliminary and final site plan with conditions. On a motion by Vice Chairman Baldwin and seconded by Board Member McKenna, the board voted as follows granting preliminary and final site plan approval to demolish some portions of the existing hospital building, renovate the remaining structure and construct new additions for mixed use medical arts complex and 120 residential apartment building units consisting of 1 and 2 bedroom units with conditions.

➤	Scott Bey	Baldwin	El-Amin	Howard	McKenna	McRae	Toth	Person
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Eight 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 – none

XIII. ADJOURNMENT

- There being no further business, the meeting was adjourned at 11:19 p.m. by Board Member El-Amin and seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller
 Planning Board Secretary

PB meeting minutes.12-7-2017

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