



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 MAY 18, 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 7:38 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 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															12/31/2020 (4 years)
Horace Baldwin, Vice Chairman	P	P	E	P	-	P	-	P	P	P															12/31/2017 (4 years)
Mayor Adrian O. Mapp John Stewart (Designee)	P	E	E	P	-	E	-	P	-	A															12/31/2017 (Term of Mayor)
Councilman Charles McRae	P	P	E	P	-	E	-	P	P	A															12/31/2017 (1 year)
Anthony Howard	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															12/31/2020 (4 years)
Gordon Fuller	P	P	P	P	-	P	-	E	E	A															12/31/2018 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	P	P	P	P	-	P	-	P	P	P															12/31/2017 (4 years)
William Toth	P	E	P	P	-	P	-	P	P	A															12/31/2019 (4 years)
Maritza Hall, Alternate No.1	E	E	P	P	-	E	-	P	P	A															12/31/2017 (2 years)
Barry Person, Alternate No.2	P	P	P	P	-	P	-	P	P	P															12/31/2018 (2 years)

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
Keisha Burnett	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) Muhlenberg Redevelopment Plan – Chairman Scott Bey asked if the board member had any comments and/or questions regarding the resolution of memorialization. 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 recommending City Council adopt the JFK Muhlenberg Hospital Redevelopment Plan as written.



Scott Bey	Baldwin	El-Amin	Howard	McKenna	Person
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Six in favor. None opposed. None abstained.

2) TODD-West (Transit Oriented Development Downtown-West) Redevelopment Plan Planning Director Nierstedt addressed the May 18, 2017 regarding permitted uses adding cigar bar/cigar lounge. Vice Chairman Baldwin asked about the definition uses for cigar bar vs. cigar lounge separated and if it defined under nightclub. Board Attorney Bauer stated the statute that a cigar bar will require a licensing and a cigar lounge will be registered and comply with the Department of Health statutory requirements. Planning Director Nierstedt made comment that “tavern” is named as oppose to “bar” and define in the plan the word “tavern”. After there being no further discussion, Chairman Scott Bey entertained a motion to memorialization a resolution. On a motion by Board Member McKenna and seconded by Vice Chairman Baldwin, the board voted as follows recommending City Council adopt the TODD-West Redevelopment Plan as written.



Scott Bey	Baldwin	El-Amin	Howard	McKenna	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-2014-02	SRJN, LLC	1140-1142 South Avenue	623	5	NC Neighborhood Commercial Zone District

➤ The applicant is requesting adjournment to the June 15, 2017. The board carried this meeting to June 15, 2017. Board Attorney Bauer announced that this application has been carried with no further notices required.

VIII. REDEVELOPMENT STUDY - none

IX. REDEVELOPMENT PLAN

Muhlenberg Redevelopment Plan – The Board, Board Attorney Bauer and Planning Director Nierstedt reviewed the May 5, 2017 Muhlenberg Redevelopment plan. Planning Director Nierstedt reported on the many changes due to the comments made at the board's previous meeting. They reviewed the signage, parking spaces for the units, driveways, permitted uses and retail. Board Attorney Bauer advised the board that she will conform the page numbers of the plan accordingly. After there being no further reviews and discussion, Chairman Scott Bey entertained a motion. On a motion by Board Member McKenna and seconded by Board Member El-Amin, the board voted as follows recommending City council adopt the JFK Muhlenberg Hospital Redevelopment Plan with revisions.



Scott Bey	Baldwin	El-Amin	Howard	McKenna	Person
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Six in favor. None opposed. None abstained.

X. CAPITAL IMPROVEMENT PROGRAM

XI. OLD BUSINESS

XII. NEW BUSINESS

1) Draft Plainfield Avenue In Need of Redevelopment Study – Planning Director Nierstedt explained that this is a draft and that it will be printed in the newspaper with the anticipation to be heard June 1, 2017 public hearing. Shawna Ebanks, of Nishuane Group briefly made a presentation on the investigation of findings. Ms. Ebank identified the boundaries located at Block 109, Lots 33-41; Block 111, Lot 18.01; and Block 501, Lots 6-16; along Plainfield Avenue, South Second Street, West Fourth Street and consist of 18 parcels, located in the NC Neighborhood Commercial and R4 Moderate Residential zones. She talked about the existing land use a breakdown of 8 residential properties, 3 vacant lots, 2 city owned properties, a MU Mixed Use property and 2 exempt properties. She said in regards to the conditions of the residential properties are good, but in need of painting and other minor improvements. She said in regards to the conditions of the commercial properties are in need of landscaping, signage and improve building façade. The church need landscaping to the parking lots. She talked about nearby transportation and other uses, include bus route, train station, schools, park, daycare facility and garden apartments.

The Board discussed the timeline to meet the council's deadline. Board Member Baldwin asked if the sanitary sewer that is 50+ years old fall under the criteria for rehabilitation. Shawna fit under rehabilitation. After there being no further discussion, the Board thanked Ms. Ebanks for the presentation.

XIII. ADJOURNMENT

➤ There being no further business, the meeting was adjourned at 8:32 p.m. by Board Member Howard and seconded by Vice Chairman Baldwin.

Respectfully submitted,

Keisha Burnett
Planning Board Secretary

PB meeting minutes.5-18-2017