



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 JUNE 1, 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 7:32 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														12/31/2020 (4 years)
Horace Baldwin, Vice Chairman	P	P	E	P	-	P	-	P	P	P	P														12/31/2017 (4 years)
Mayor Adrian O. Map John Stewart (Designee)	P	E	E	P	-	E	-	P	-	A	E														12/31/2017 (Term of Mayor)
Councilman Charles McRae	P	P	E	P	-	E	-	P	P	A	P														12/31/2017 (1 year)
Anthony Howard	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														12/31/2020 (4 years)
Gordon Fuller	P	P	P	P	-	P	-	E	E	A	P														12/31/2018 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	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														12/31/2019 (4 years)
Maritza Hall, Alternate No.1	E	E	P	P	-	E	-	P	P	A	P														12/31/2017 (2 years)
Barry Person, Alternate No.2	P	P	P	P	-	P	-	P	P	P	P														12/31/2018 (2 years)
ATTENDANCE	10	8	8	11		8	1	10	6	10															

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) - none

VII. DEVELOPMENT APPLICATION(S)

VIII. REDEVELOPMENT STUDY

- 1) Draft Plainfield Avenue In Need of Redevelopment Study – Planning Director Nierstedt reported he received an affidavit of publication dated May 19, and May 22, 2017 newspaper. Ms. Shawna Ebanks, of Nishuane Group made a presentation on the area for investigation and findings of Plainfield Avenue. Ms. Ebanks for the record reported that this is an application to investigate the parcels along Plainfield Avenue to determine if this area should be designated as an area in need of redevelopment and/or rehabilitation in accordance to criterias listed in the Local Housing & Redevelopment Law (LRHL). Ms. Ebanks reported on the preparation include reviews of the 2009 Master Plan, city's Land Use Ordinance, and data from the municipal official and numerous site visits. She identified the boundaries that are located at Block 109, Lots 33-41; Block 111, Lot 18.01; and Block 501, Lots 6-16; along Plainfield Avenue, South Second Street and West Fourth Street. She reported that the study area consists of 18 parcels, located in the NC Neighborhood Commercial and R-4 Moderate Residential zones. She addressed the breakdown of existing land use consisting of 8 residential properties, 3 commercial, a mixed use commercial property, an abandoned property, 3 vacant lots, 2 city owned properties, and 2 exempt properties include 1 religious institution. She talked about the current conditions of the residential properties are good, and site issues of the mixed use, commercial and religious institute properties are in need of improvement range from painting, improve building façade, signage, landscaping, parking lots by providing parking stalls. Ms. Ebanks talked about other uses in the surrounding area made up of one and two story buildings, garden apartments, auto body shop, restaurant, convenient store, bus routes, train station, schools, park, and daycare facility. Ms. Ebanks described the criteria and the conditions of the sanitary sewer infrastructure indicating it is more than 50+ years old and site issues of the vacant properties currently used for car storage, poor screening/buffering, excessive impervious coverage, signage, poor building façade, storefront, broken windows, abandoned properties, underutilization to properties, a brownfield site and a detriment to the safety and health of the community. She addressed the benefit of tax exemption process if the area is declared an area in need of redevelopment.
- After there being no further discussion, Chairman Scott Bey opened the meeting for public comments. Ms. Bernice Paglia, of 124 E. Seventh Street took note of an address to be corrected listed in the study. After there being no further comment from the public, the public portion of the hearing was closed.
 - After the board's review of the document and adding some minor corrections to the language, Chairman Scott Bey entertained a motion. On a motion by Board Member McKenna and seconded by Board Member Hall, the board voted as follows recommending that city Council declare Plainfield Avenue as an Area In Need of Rehabilitation and Redevelopment as stipulated.

➤

Scott Bey	Baldwin	El-Amin	Fuller	Howard	McKenna	McRae	Toth	Hall
-----------	---------	---------	--------	--------	---------	-------	------	------

Nine in favor. None opposed. None abstained.

IX. REDEVELOPMENT PLAN

- 1) Draft South Avenue Redevelopment Plan – TODN (Transit Oriented Development Netherwood) – Ms. Veena Sawant, of Nishuane Group made a presentation and addressed the draft plan dated May 26, 2017 consist of the area for investigation and boundaries for the TODN South Avenue include Berckman Street, Netherwood Train Station and New Jersey Transit rail lines. Ms. Sawant reported that the study area is approximately 10.2 acres, contains 28 parcels located in Block 645, Lots 1 through 28. She addressed the permitted uses located in the current Trainside commercial Zone (TSC) zone and some historic sites. The board, Board Attorney Bauer, Planning Director Nierstedt and Ms. Sawant had some extensive discussion in regards to the language and definitions related to fraternal organization, personal service establishment, type of retail uses, mix use, taverns, nightclubs, electric vehicle charging station, wireless communication facility, restaurants include culinary. Planning Director Nierstedt reported on a zoning course he attended and the topic of interest was about food trucks and that food trucks will eventually be regulated. Board Attorney Bauer advised the board about wireless communication facility and that she has read some case laws and that there is not much that can be done about this use. She will distribute to board members for review. Ms. Sawant addressed the bulk standards and the goal is to encourage or develop a pedestrian friendly area. She talked about the current zone with regards to the minimum/maximum front yard setback, rear yard setbacks, building coverage, impervious coverage, density, building height and number of stories. The Board had some discussion in the maximum number of stories and determined it remain at 6 stories. After the board reviewed the draft and made some changes to the definitions and language, Ms. Sawant will provide an update.

X. CAPITAL IMPROVEMENT PROGRAM

- 1) Capital Project Review – 2017 Road Improvement Program for Resurfacing of Hillside Avenue – Mr. Doug Johnson, of Remington, Vernick & Arango Engineers made a presentation for the Resurfacing of Hillside Avenue.
 - Planning Director Nierstedt reported that Hillside Avenue is in the city's Historic District and that this application was issued a Certificate of Appropriateness from the Historic Preservation Commission on May 31, 2017. The board addressed the Historic Preservation Commission's approval for certificate of appropriateness dated May 31, 2017 and talked about the conditions of approval. Mr. Johnson addressed a plan dated May 2017 depicting new concrete sidewalks, driveway aprons, curbs, accessible ramps, corners and concrete sidewalk and tint sidewalk\curbing if needed will comply with the Shade Tree commission's recommendations.
 - Board Member McKenna made comment regarding the funding sources regarding decorative street corner name signs and poles, Board Member Howard asked about safe routes to schools, Board Member Toth asked about type of material/texture used for the handicap ramp at the corner intersections, Board Member Fuller asked about concrete vs. bluestone sidewalk/curbing. Planning Director Nierstedt responded that this project does not reach to the nearest school so it does not apply.
 - Mr. Johnson replied in regards to the funding source and that he did not have information, but opined that the funding source is from capital improvement funds. He responded to the question regarding type of material/texture and color of the handicap ramp in accordance with federal regulations and regarding bluestone sidewalk/curbing will be replaced with same and if concrete to be replaced with same. Planning Director Nierstedt made comment that this project is in the early stages because it has not gone out to bid and secondly, he asked about the estimated project cost. Mr. Johnson replied that the cost is around 1.9 million because of tinting in the historic district, if no tinting is necessary then the cost can be reduced to 1.7 million. Chairman Scott Bey asked about start to end dates. Mr. Johnson replied that it takes ten days for going out to bid

anticipate end of July 2017 and construction to start by the end of August 2017. The board made a recommendation that the funding source be identified and submission of revised plans in compliance with the Historic Preservation Commission's conditions of approval forwarded to the Planning Division prior to the June 15, 2017 board meeting. After there being no further discussion, the board thanked Mr. Johnson for the presentation.

XI. OLD BUSINESS

XII. NEW BUSINESS

XIII. ADJOURNMENT

- There being no further business, the meeting was adjourned at 9:33 p.m. by Board Member McKenna and seconded by Board Member Toth.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.6-1-2017

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