



# 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 15, 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 7:33 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													12/31/2020 (4 years)
Horace Baldwin, Vice Chairman	P	P	E	P	-	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	E													12/31/2017 (Term of Mayor)
Councilman Charles McRae	P	P	E	P	-	E	-	P	P	A	P	P													12/31/2017 (1 year)
Anthony Howard	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													12/31/2020 (4 years )
Gordon Fuller	P	P	P	P	-	P	-	E	E	A	P	P													12/31/2018 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	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													12/31/2019 (4 years)
Maritza Hall, Alternate No.1	E	E	P	P	-	E	-	P	P	A	P	E													12/31/2017 (2 years)
Barry Person, Alternate No.2	P	P	P	P	-	P	-	P	P	P	P	P													12/31/2018 (2 years)
ATTENDANCE	10	8	8	11		8	1	10	9	6	10	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** –April 24

**VI. RESOLUTION(S) (Memorialization)**

1)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
PB-2014-02	SRJN, LLC	1140-1142 South Avenue	623	5	NC Neighborhood Commercial Zone District

- Planning Director Nierstedt explained that the applicant's professionals have not submitted proposed sign plans. The board determined to dismissed this application request for preliminary and final site plan approval to construct a two-story addition to an existing one-story building (retail liquor store) on a motion by Vice Chairman Baldwin and seconded by Board Member El-Amin without prejudice by unanimous vote.

**VII. DEVELOPMENT APPLICATION(S)**

1)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
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 read in for the record a letter dated June 13, 2017 from the applicant's attorney John Sullivan, Jr. requesting adjournment to July 20, 2017 meeting. The Board carried this application to July 20, 2017 with no further notice required.

**VIII. REDEVELOPMENT STUDY** - none

**IX. REDEVELOPMENT PLAN**

- 1) Draft South Avenue Redevelopment Plan – Chairman Scott Bey asked that the board review the draft redevelopment plan and forward all creative comments to Planning Director Nierstedt prior to the July 6, 2017 board meeting.

**X. CAPITAL IMPROVEMENT PROGRAM**

**XI. OLD BUSINESS**

**XII. NEW BUSINESS**

- 1) Friends of Sleepy Hollow (FOSH) is seeking installation of seven (7) neighborhood street signs in the public Right-of-Way – Ms. Stina Nanavati, of 1155 Evergreen Avenue, a member and representative of the FOSH charity organization. Ms. Nanavati explained that the applicant is seeking approval to install seven (7) neighborhood street signs in the Sleepy Hollow area at the following locations (1) Rahway Road near Prospect Avenue, (2) Corner of Oakwood, Oakland and Prospect, (3) Belvidere Avenue, (4) Sleepy Hollow Lane, (5) Watchung Avenue near Sleepy Hollow Lane, (6) Woodland Avenue corner of

Watchung Avenue, (7) Woodland Avenue corner of Prospect Avenue. Ms. Nanavati reported that on February 13, 2017 City Council adopted a resolution designating Sleepy Hollow as a neighborhood within the city. She addressed the sign drawings depicting the type of signs, design, pole height, width, color and material. She said that the signs have a very nice historic nature. After the board reviewed the proposed sign locations within the designated Sleepy Hollow area and the City Council resolution, the board asked about cost and funding source. Ms. Nanavati replied that the applicant has raised funds to purchase the signs and that there is no cost to the city, but asked if the city could assist by providing installation of the signs. The Board expressed concern about the maintenance/repairs and liability of the sign in the public right-of-way and will consider follow up with counsel in this regards. The Board made recommendations to increase the height for public safety and inform the board of the funding costs prior to making the signs double sided. After there being no further discussion, Chairman Scott Bey opened the meeting for public questions and/or comments. Hearing none, the public portion of the hearing was closed. Hearing no further discussion from the board, Chairman Scott Bey entertained a motion. On a motion by Board Member El-Amin and seconded by Board member Fuller, the board voted as follows granting approval to install seven (7) signs in the Sleepy Hollow designated neighborhood within the city right-of-way with conditions.

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

### **XIII. ADJOURNMENT**

- There being no further business, the meeting was adjourned at 8:20 p.m. by Board Member Fuller and seconded by Board Member El-Amin.

Respectfully submitted,

Rosalind Miller  
 Planning Board Secretary

PB meeting minutes.6-15-2017