



# 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 JULY 20, 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											12/31/2020 (4 years)
Horace Baldwin, Vice Chairman	P	P	E	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											12/31/2017 (Term of Mayor)
Councilman Charles McRae	P	P	E	P	-	E	-	P	P	A	P	P	P	P											12/31/2017 (1 year)
Anthony Howard	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											12/31/2020 (4 years)
Gordon Fuller	P	P	P	P	-	P	-	E	E	A	P	P	E	E											12/31/2018 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	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											12/31/2019 (4 years)
Maritza Hall, Alternate No.1	E	E	P	P	-	E	-	P	P	A	P	E	E	P											12/31/2017 (2 years)
Barry Person, Alternate No.2	P	P	P	P	-	P	-	P	P	P	P	P	E	P											12/31/2018 (2 years)
ATTENDANCE	10	8	8	11		8	1	10	9	6	10	9	6	10											

LEDGER: Present (P): Absent (A): Excused (E): Vacancy (V): No Meeting (-)

**OTHERS IN ATTENDANCE**

<b>Name</b>	<b>Affiliation</b>
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. Ms. Nancy Piwowar, of 1129 Myrtle Avenue expressed concern about documents regarding JFK and Hackensack meridian merger and reported that the documents had lots of questions, but not related to healthcare. She asked that a city official go take a look at the documents. Chairman Scott advised Ms. Piwowar that concern should go to the Mayor's office and administration. After there being no further statements/comments from the public, the public portion of the hearing was closed.

**V. MINUTES** – The board reviewed the minutes of April 24, 2017 and May 4, 2017. On a motion by Board Member McKenna and seconded by Board Member El-Amin, the board accepted both the meeting minutes of April 24, 2017 and May 4, 2017 by voice vote from eligible members. The meeting minutes has been adopted as presented into the record.

**VI. RESOLUTION(S) (Memorialization)** - none

**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
5/4/17 carried; 6/1/17 carried; 6/15/17 carried; 7/20/17 carried; 9/7/17					

- Board Attorney Bauer read into the record a letter dated July 14, 2017 from John Sullivan, Jr. requested more time to revise plans discussed at a technical review committee meeting to be carried to September 7, 2017 board meeting. The Board granted the request and carried this application to September 7, 2017 with no further notices required.

2)

<b>Application No.</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Block</b>	<b>Lot(s)</b>	<b>Zone</b>
PB-2017-11	North Avenue Urban Renewal, LLC	1000 North Avenue	402	7	Part of TODN-North Avenue Redevelopment Plan

- Board Attorney Bauer advised that the board has jurisdiction to hear this application.
- Mr. Lawrence Calli, Esq., of 3 Briarcliff Terrace, Kinnelon, New Jersey represented on behalf of the applicant. Mr. Calli explained that the applicant is proposing to construct a five-story building with 120 residential units, retail space and a restaurant including 163 parking stalls in a five-story parking garage. He thanked the technical review committee for their direction.
- The board reviewed the City Planner's report dated July 11, 2017 addressed the waivers. On a motion by Board Member McKenna, seconded by Board Member El-Amin by unanimous vote, the waivers were granted.
- Mr. Bruce Englebaugh, Registered Architect, of Mineo & Wasko Architects and Planners, Lambert New Jersey. Mr. Englebaugh was sworn in to provide testimony on behalf of the

- applicant. He briefly addressed his educational background as a registered architect and he has testified before Planning and Zoning Board in Jersey City, Hoboken and various New Jersey municipalities. Mr. Englebaugh proffered a power point presentation (Exhibit A1). He addressed the power point depicting an aerial view of the proposed site and surrounding area. The ground floor plan depicted ingress/egress to a center courtyard. The second floor plan, third floor plan and fourth floor plan show a total of 120 residential units - 73 one-bedroom, 27 two-bedroom and 21 studio units are being proposed. He showed an aerial view depicting a furnished layout of the residential units. The fifth floor described the balcony terraces a step down to the parking garage area and roof top green space plan shown.
- Mr. Englebaugh talked about the North, South, East and West elevation plans, wall screen of inspiration images/art murals, amenities include fitness room, club room for birthday parties etc., restaurant located at the corner to interact with the train station. He described the operation of refuse removal trash area, a chute for residential to a trash room, type of vehicle (clearance height, chute, and compactor) for residential/commercial use and storage room. Mr. Englebaugh talked about the move-in elevator and main entrance elevator and type of vehicle usually used for moving in. He talked about loading/unloading areas for commercial tenants to be in front of the building.
  - After there being no further testimony from Mr. Englebaugh, the hearing was opened for public comments and/or questions. Nancy Piwowar, of 1129 Myrtle Avenue expressed concern about one of the slides depicted fire pits and asked if those fire pits are approved by the Fire Division. Hearing no further comments from the public, the public portion of comments for the architect was closed.
  - Board Member Hall had questions regarding egress/ingress exit points and if one-way in and out to and from the courtyard and a potential walking/running path along the train side. Mr. Englebaugh replied that he will need to indicate on the plans Ms. Hall's concern regarding entry points from the courtyard. Planning Director Nierstedt made comment in regards to the slide depicting artistic expressions and said that they are not considered signs. He also asked that the operation of trash removal be submitted to the Planning Office for review. Board Member Howard made commend that the project appears nice, but expressed concern about the actual expectation of the project as shown. Chairman Scott Bey asked if each unit will have washer and dryers. Mayor's Designee Stewart asked of assurance that the elevator will go to the top floors. Board Member Toth asked about type of material of the façade.
  - Joseph Sparone, Professional Engineer, of Dynamic Engineering, 245 Main Street, Chester New Jersey was sworn in to provide testimony on behalf of the application. Mr. Sparone said that he holds a BS, BA and experience in residential, commercial, multi-family for over 16 years. He said he has testified as an expert witness in various municipalities throughout New Jersey. The board accepted Mr. Sparone's qualifications as an expert witness as a Licensed Professional Engineer. Mr. Sparone addressed the aerial view rendering showing existing conditions of the property depicting of a one-story vacant industrial/warehouse building, three existing curb cuts, and some overgrown bush along the rail line. He described the surrounding neighborhood includes a playground, some residential, commercial buildings, parking lots, and train station. Mr. Sparone talked about the existing bulk variance vs. proposed and that the variance is for the three apartment units. He talked about the parking space exceeds the parking requirement of 163 spaces, pedestrian crossing defined with a stamp type material, up to 25 bicycle racks proposed, comply with the lighting plan/receptacles in accordance with the streetscape design, proposal include eight street trees and new curb/sidewalk and roadway pavement. Mr. Sparone said that they are willing to work with the Planning Division of any other issues.
  - The board addressed both the city Planner's report dated July 11, 2017 and the board engineer's report dated July 5, 2017. The Board Engineer Frank Rotunda, of Pennoni Engineers discussed the alignment of the proposed driveway to the cross street Board and that the plans does not indicate pavement to centerline of the roadway it looks less than.

- Board Member McKenna recall on a prior redevelopment with regard to safety concerns of a driveway aligned with a cross streets make for traffic to move or dart across the street, but if the driveway and cross street are not aligned will slow traffic down.
- Craig Peregoy, Traffic Engineer, of Dynamic Engineering, 245 Main Street, Chester New Jersey was sworn in to provide testimony on behalf of the application. Mr. Peregoy has been licensed as a Traffic Engineer for over 17 years has appeared prior to this board. Mr. Peregoy explained the traffic impacts include a study analysis traffic counts along North Avenue, Garfield Avenue, Netherwood Avenue and the Netherwood train station. The traffic count included the number of vehicles and the number of pedestrians during the weekdays from 7:00 a.m. to 9:00 p.m. and weeknights from 4:30 p.m. to 6:30 p.m. busiest time of day.
- Board Member El-Amin expressed concern about traffic volume and accidents at the intersections of North Avenue and Leland Avenue. He asked that the applicant address the traffic impact up to those intersections. Chairman Scott Bey asked if there were consideration of shared parking at the train station. Board Members asked if traffic study analysis will impact additional traffic at the intersection at North Avenue and Leland Avenue. Board Member El-Amin asked that the applicant obtain traffic information from the Police Department in regards to the North Avenue/Leland Avenue intersection. Planning Director Nierstedt will reach out to the police division report/study vs. the traffic analysis. The Board revisited the Engineer's report if there is an impact on the operation of trash removal/garbage trucks and emergency vehicle access. Planning Director Nierstedt said that he will reach out to the fire division and get a report. He also asked if the applicant see a need for resident parking. Mr. Peregoy replied that there is adequate parking in accordance with the parking requirements. After there being no further testimony from the professionals, Chairman Scott Bey opened the meeting for public comments and/or questions. Nancy Piwowar, of 1129 Myrtle Avenue asked about loading/unloading, deliveries UPS truck and mail trucks. Mr. Englebaugh replied that there will be an onsite management and the operation of the ambulance will pull up to the front of the building and use elevator.
- After there being no further questions/comments from the Board, the public portion of the hearing was closed. Chairman Scott Bey announced that the Board will hear testimony from applicant's Planner on August 3, 2017. The Board carried this application to August 3, 2017.

**VIII. REDEVELOPMENT STUDY - none**

**IX. REDEVELOPMENT PLAN**

- 1) Discussion on the Plainfield Avenue Redevelopment Plan – Bulk Standards
  - Ms. Veena Sawant, of Nishuane Group addressed a report prepared on the bulk standards and described the redevelopment area is located in two zones, the NC Neighborhood Commercial zone district and R-4 Moderate Density Residential zone district. Ms. Sawant addressed the plan area, currently depicts some mixed use properties, few residential properties, several New Jersey Transit bus stops, not in a transit oriented development area, but close to the train station and could be designed to create a NC zone. Ms. Sawant addressed the current permitted uses, bulk standards requirements and that the standard most to be discussed is the maximum number of stories of a building is 5.
  - The Board, Board Attorney Bauer, Planning Director Nierstedt and Ms. Sawant had some discussions and concerns in regards to the overall tract depicting 5-story buildings, specifically near the residential area. Discussion that the neighborhood consists of a two story garden apartments, some two and a half story buildings and a few three-story buildings, higher density starts as a stimulus, suggestions for 5-story buildings near the train station and 3 to 4 story buildings near residential areas. There was discussion about the higher the density then parking requirements will need to comply and the less density may not attract developers, consider to increase the minimum lot area from 5,000 square feet to 10,000 square feet, consider if a developer buy a number of 5,000 square feet lots and merge the lots to make them substantial construction. After there being no further

discussion, Chairman Scott Bey asked that the language and other discussions from tonight be addressed in the entire plan that is to be presented on August 3, 2017.

**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 8:10 p.m. by Vice Chairman Baldwin and seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller  
Planning Board Secretary

PB meeting minutes.7-20-2017