



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 AUGUST 3, 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 7:40 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										12/31/2020 (4 years)
Horace Baldwin, Vice Chairman	P	P	E	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										12/31/2017 (Term of Mayor)
Councilman Charles McRae	P	P	E	P	-	E	-	P	P	A	P	P	P	P	P										12/31/2017 (1 year)
Anthony Howard	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										12/31/2020 (4 years)
Gordon Fuller	P	P	P	P	-	P	-	E	E	A	P	P	E	E	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										12/31/2017 (4 years)
William Toth	P	E	P	P	-	P	-	P	P	A	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										12/31/2017 (2 years)
Barry Person, Alternate No.2	P	P	P	P	-	P	-	P	P	P	P	P	E	P	P										12/31/2018 (2 years)
ATTENDANCE	10	8	8	11		8	1	10	9	6	10	9	6	10	11										

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. Ms. Nancy Piwowar, of 1129 Myrtle Avenue thanked the board of her concern about documents regarding JFK and Hackensack meridian merger that had not related to healthcare and that she wanted the Board and the Administration to be aware of the issues. After there being no further statements/comments from the public, the public portion of the hearing was closed.

V. MINUTES – On a motion by Vice Chairman Baldwin and seconded by Board Member McKenna, the board accepted both the meeting minutes of May 18, 2017, June 1, 2017; and June 15, 2017 by voice vote from eligible members. The meeting minutes has been adopted as presented into the record.

VI. RESOLUTION(S) (Memorialization)

- South Avenue Redevelopment Plan, Block 645, Lots 1 thru 28 – Chairman Scott Bey asked if the board had any questions and/or comments. Vice Chairman Baldwin took note of some typographical errors at which time forwarded the errors to Board Secretary Miller to make changes. After there being no further comments, Chairman Scott Bey entertained a motion. On a motion by Board Member McKenna and seconded by Vice Chairman Baldwin, the board voted as follows Recommending that City Council adopt the Transit Oriented Development Netherwood (TODN) South Avenue Redevelopment Plan for properties located at Block 645, Lots 1 through 28 as written.

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

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
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)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
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 and addressed waivers in the City Planner's report dated July 11, 2017. 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 was sworn in to provide testimony on behalf of the applicant. Mr. Englebaugh briefly reported on his educational background as a registered architect and that he has testified before Planning and Zoning Boards in the Jersey City, Hoboken and various New Jersey municipalities. The Board accepted Mr. Englebaugh's qualifications as a registered architect. Mr. Englebaugh proffered a power point presentation for the record as Exhibit A1 depicting slide one of an aerial view of the proposed site and surrounding area. On slide two depicted the ground floor plan as he addressed the ingress/egress to a center courtyard. On slide three depicted the second floor plan, third floor plan and fourth floor plan showing a total of 120 residential units a total of 73 one-bedroom, 27 two-bedroom and 21 studio units are being proposed. On another slide it depicted an aerial view furnished layout of the residential units. On the slide depicting a fifth floor described the balcony/roof top green space terraces and a step down to the parking garage area plan shown.
- Mr. Englebaugh talked about the elevation plans depicting North, South, East and West of the plans. He talked about providing a wall screen of inspirational images/art murals, amenities include fitness room, club room for birthday parties etc., restaurant located at the corner to interact with the train station. The board had some discussion in regards to the restaurant that includes outdoor dining. Planning Director Nierstedt addressed the outdoor dining code at 17:9-40. Mr. Englebaugh talked about the handling/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 is located in front of the building.
- After there being no further testimony from Mr. Englebaugh, the hearing was opened for public comments and/or questions. Ms. 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 one-way out to and from the courtyard and the rear yard setback between the train tracks to the building. In addition, she asked if a potential walk/run path along the train side can be considered. Mr. Englebaugh replied that he will need to indicate on the plans Ms. Hall's concern regarding entry points from the courtyard. He responded from the site plan on page 5 at least 20 feet, but includes the slope/elevation. Planning Director Nierstedt made comment in regards to the slide depicting artistic expressions and said that they are not considered signs, but he asked that the board address the type of signs that are being proposed. Mr. Englebaugh responded that they can propose channel letters with external gooseneck type lighting. Mr. Nierstedt asked about the operation of trash removal be submitted for review. Board Member Howard made comment that the project appears nice on the site plan, but expressed concern about the actual expectation of the project as discussed. Chairman Scott Bey asked if each unit will have a washer and a dryer. Mayor's Designee Stewart asked for assurance that the elevator will go to the top floors. Board Member Toth made a suggestion to incorporate CBD sign regulations for future developments. In addition, he questioned the type of material for the façade.
- Mr. 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 degree and experienced in residential, commercial, and multi-family for over 16 years. He said he has testified as an expert witness in engineering at 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 variances vs. the proposal. The variance is for the three apartment units. He talked about the parking spaces exceeds the parking requirement of 163 parking spaces, the pedestrian crossing is defined with a brick stamped type material, some up to 25 bicycle racks proposed, the lighting plan and trash receptacles are in accordance with the streetscape design. The 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 on 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 and that the plans does not indicate pavement to centerline of the roadway which indicates less pavement.
 - Board Member McKenna revised a prior redevelopment application 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 said he will reach out to the police division for a report/study vs. the traffic analysis. The Board made comment the 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. Ms. Nancy Piwowar, of 1129 Myrtle Avenue asked about loading/unloading, delivery/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 public, the public portion of the hearing was closed. Chairman asked if there were any further questions and/or comments from the board. Hearing none, he entertained a motion. On a motion by Mayor's Designee Stewart and seconded by Board Member McKenna, the board voted as follows granting preliminary site plan approval to construct a five-story building with 120 residential units, retail space and a restaurant and parking provided in a five-story parking garage with conditions.

Scott Bey	Baldwin	El-Amin	Fuller	Hall	Howard	McKenna	McRae	Person	Stewart	Toth
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Eleven in favor. None opposed. None abstained.

VIII. REDEVELOPMENT STUDY - none

IX. REDEVELOPMENT PLAN

- Discussion on the Plainfield Avenue Redevelopment Plan – Ms. Michele Delisfort, Principal Planner, of Nishuane Group, LLC made a presentation on the Plainfield Avenue Redevelopment Plan. Ms. Delisfort talked about the purpose of the plan is to establish zoning boundaries and promotes sustainable, currently located in the R-4 Moderate density Residential and the NC Neighborhood Commercial zone. She indicated that there are 20 parcels of mixed uses which contains commercial/retail, office uses, residential, vacant parcels, parking lots and a house of worship. She addressed the existing conditions depicting stagnant commercial/retail growth, limited housing options and underutilized vacant properties. She said that this plan promotes mixed use development, create a vibrant active neighborhood, improve economic development and attract residents and retail use that creates new jobs, manage parking traffic by encouraging shared parking and increase sustainability facilities included close proximity to the train station and public transportation creating job opportunities. This plan Provide for an incentive for a developer, allow for higher density, increase the number of stories a maximum of five stories, offset any remediation issues and zero front yard setback in the Neighborhood commercial zone, and some added open space. Planning Director asked about sign regulations. The Board made recommendation to use the CBD zone sign regulations. After there being no further discussion, Chairman Scott Bey opened the meeting to the public. Hearing none, he entertained a motion. On a motion by Board Member Fuller and seconded by Mayor’s Designee Stewart, the board voted as follows recommending that City Council declare Plainfield Avenue as an Area In Need of Rehabilitation and Redevelopment as written.

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| Scott Bey | Baldwin | El-Amin | Fuller | Hall | Howard | McKenna | McRae | Person | Stewart | Toth |
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Eleven in favor. None opposed. None abstained.

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 9:42 p.m. by Vice Chairman Baldwin and seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller
 Planning Board Secretary

PB meeting minutes.8-3-2017