



# CITY OF PLAINFIELD

PLANNING BOARD  
515 WATCHUNG AVENUE, ROOM 202  
PLAINFIELD, NJ 07061



**ADRIAN O. MAPP**  
MAYOR

**Ron Scott Bey, Chairman**  
**William Toth, Vice Chairman**

**MEETING MINUTES**  
**THURSDAY FEBRUARY 5, 2015**  
**CITY HALL LIBRARY, 515 WATCHUNG AVENUE**

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**I. CALL TO ORDER**

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 15 reorg	Feb 5	Feb 19	Mar 5	Mar 19	Apr 2	Apr 16	May 7	May 21	Jun 4	Jun 18	Term Of Office
Ron Scott Bey, Chairman	P	P										12/31/2016 (4 years)
William Toth, Vice Chairman	P	P										12/31/2015 (4 years)
Mayor Adrian O. Map John Stewart (Designee)	P	P										12/31/2017 (Term of Mayor)
Councilman Cory Storch (succeed James Abney)	P	P										12/31/2015 (1 year)
Horace Baldwin	V	V										12/31/2015 (1 year)
Gordon Fuller	P	P										12/31/2017 (4 years)
Ken Robertson	V	P										12/31/2018 (4 years)
Emmett Swan	P	P										12/31/2016 (4 years)
Sean C. McKenna, Alternate No.1	P	P										12/31/2017 (4 years)
Alternate No.2 (succeed Sandra Chambers)	V	V										12/31/2015 (2 years)
TOTAL ATTENDANCE	8	9										

P-Present: V-Vacancy: -- No meeting

**IV. OTHERS IN ATTENDANCE**

Name	Affiliation
Michele R. Donato, Esq.	Board Attorney
Bill Nierstedt	Planning Director
Rosalind Miller	Board Secretary

- V. **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, he closed the public portion on non-agenda items of the hearing.
- VI. **MINUTES** - none
- VII. **RESOLUTION(S) (Memorialization)** - none
- VIII. **DEVELOPMENT APPLICATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-14-09	Step One Academy, LLC	225-227 E. 5 <sup>th</sup> St 229-239 E. 5 <sup>th</sup> St. 242-246 Court Pl.	603	3 1.01 17	TODD/TD Transit District

- Board Attorney Donato advised the board that notices were reviewed and in order and that the board has jurisdiction.
- Stephanie Hand, Esq., of the Law offices of Joy R. Spriggs, Esq., 201 East Fifth Street, Plainfield New Jersey represented on behalf of the applicant. Ms. Hand explained that the applicant is seeking to expand an existing childcare center from 5 classrooms currently with 79 children to 10 classrooms to 162 children.
- Antonio Cardoso, Property Owner, of 62 Stonehenge Terrace, Clark New Jersey was sworn in to provide testimony on behalf of the application.
- Raymond Joseph, Executive Director of Step One Academy, 229 E. 5<sup>th</sup> Street was sworn in to provide testimony on behalf of the application.
- Richard Gascoyne, Registered Architect, of 546 Ridgewood Road, Maplewood New Jersey was sworn in to provide testimony on behalf of the application.
- The board reviewed both the City Planner's report dated January 28, 2015 and the Board Engineer's report dated February 5, 2015. The board addressed the eight (8) checklist waiver requests and granted items 3, 5, and 8, but made recommendations for testimony regarding the remaining items, including drainage improvements. Chariman Scott Bey entertained a motion. On a motion by Vice Chairman Toth and seconded by Board Member Fuller, the board voted as follows granting 3 of 8 checklist waivers.

Scott Bey	Toth	Stewart	Storch	Baldwin	Fuller	Robertson	Swan	McKenna
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Nine in favor. None opposed. No abstentions.

- Mr. Gascoyne reported that he has testified before various Planning and Zoning Boards. The board accepted Mr. Gascoyne's qualifications as a Professional Architect. Mr. Gascoyne explained that the applicant is proposing preliminary and final site plan approval to expand an existing childcare facility from 5 classrooms/79 children to 10 classrooms/162 children. He said that the first floor of the two-story building has 4 classrooms and 1 nursery, a warehouse, but not part of this application and a bail bond building. The application proposes a parking lot area on Lot 1.01 and 17.
- Board Members asked about the site plan should indicate a drainage plan, a lighting plan and type of lighting, indicate screening/stripping of the parking lot area, handicap parking space(s), provide some landscaping/aisle landscaping subject to the Shade Tree Commission, playground area, apply for a fence permit from the Planning Division, pick-up/drop off area, submission of a new licensing document from the State indicating the increase in children, trash/recycling location, clothing receptacle to be removed and comply with sign regulations. Mr. Gascoyne responded in regards to the site plan and agrees to revise the site plan indicating the board's concerns.

- Property Owner Mr. Cardosa replied that as property owner he will amend the signs to comply with the sign regulations and as requested to remove the existing clothing receptacle.
- Mr. Joseph responded to questions regarding the operation of the pick-up/drop-off area. He indicated the hours of drop-off are between 6:00 a.m. to 9:30 a.m. and pick-up hours are between 4:00 p.m. to 6:00 p.m. in the parking lot entrance.
- After there being no further testimony from the applicant and the professionals, Chairman Scott Bey opened the meeting for public questions and/or comments. Hearing none, he closed the public portion of the hearing.
- The board made recommendations to revise the site plans for review for preliminary site plan approval. Hearing no further recommendations, Chairman Scott Bey entertained a motion. On a motion by Board Member Robertson and seconded by Board Member McKenna, the board voted as follows granting preliminary site plan approval to expand a childcare center from 5 classrooms/79 children to 10 classrooms/162 children with conditions.

Scott Bey	Toth	Stewart	Storch	Baldwin	Fuller	Robertson	Swan	McKenna
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Nine in favor. None opposed. No abstentions.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-14-10	Progressive Auto Inc.	1652 South Second Street	137	5	LI Light Industrial Zone

- Michael Noonan, Esq., of the Law offices of Ivan Raevski, Esq., 246 Bridge Street, Metuchen New Jersey represented on behalf of the applicant.
- John Arymbaev, tenant of Property Owner Roy Gera, both of 1652 South Second Street, Plainfield, New Jersey was sworn in to provide testimony on behalf of the application. Mr. Arymbaev explained the operation of the business for an auto repair facility, but not opened to the public.
- The Board addressed both the City Planner's report dated October 30, 2014 and the Board Engineer's report dated November 10, 2014. The Board asked if the applicant agree to reducing some of the asphalt to provide additional landscaping, buffering and screening for the parking lot area, remove existing 9 foot chain link fence and comply with a 6 foot fence as required by code and remove the barbwire, signage to comply with code, provide a lighting plan that meet with code, provide location of the refuse/recycling with screening and comply with all other city official reports.
- Mark Lenkovkiy, Licensed Professional Engineer, of 500 Catherine Street, Fort Lee New Jersey was sworn in to provide testimony on behalf of the application. Mr. Lenkovkiy briefly explained that he is a Licensed Engineer in the State of New Jersey. He said he testified before Planning/Zoning Boards in New Jersey. The board accepted Mr. Lenkovkiy as a Licensed Professional Engineer. Mr. Lenkovkiy explained that there are three working bays for storing up to nine vehicles inside, parking lot spaces provided including two handicap parking spaces, no customer parking and there will be parking for three of employees.
- After there being no further testimony from the professionals, Chairman Scott Bey opened the meeting for public questions and/or comments. Mohammed Ehtesham, 1652 South Second Street, expressed concern about how customers will differentiate customers between both businesses because his business is auto body and the applicant's business is like auto repair.
- After there being no further questions from the public, Chairman Scott Bey closed the public portion of the hearing. He then asked if the board had any further questions and/or comments. Hearing none, he entertained a motion.

- On a motion by Board Member Robertson and seconded by Mayor's Designee Stewart, the board voted as follows granting preliminary site plan approval to convert 7,300 square feet of vacant space in an existing warehouse building to an automobile repair facility with conditions.

Scott Bey	Toth	Stewart	Baldwin	Fuller	Robertson	Swan	McKenna
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Eight in favor. None opposed. No abstentions.

**IX. OLD BUSINESS –none**

**X. NEW BUSINESS**

1. Review and adoption of Article VI of the By-Laws - Chairman Scott Bey asked if the board had any questions and/or comments in regards to the By-laws. Hearing none, he entertained a motion. On a motion by Board Member Robertson and seconded by Board Member McKenna, the board by voice vote accepted the changes in article VI of the by-laws as presented by general consent. All in favor. None opposed. None abstained.

**2. Preliminary discussion on the draft South Avenue Gate Way Redevelopment Plan –** Jeff Janota, of H2M Engineers, Parsippany New Jersey made a presentation regarding changes to the plan. After addressing the area in need of redevelopment including extensive discussion in regards to vacate the street, Chairman Scott Bey opened the meeting for public questions and/or comments. Hearing none, he closed the public portion of the meeting. There being no further discussion from the board, Mr. Janota will make some necessary changes and return with a final redevelopment plan at the next board meeting.

**XI. ADJOURNMENT**

- There being no further business, the meeting was adjourned at 10:38 p.m. on a motion by Board Member Fuller, seconded by Board Member Baldwin.

Respectfully submitted,

Rosalind Miller  
Planning Board Secretary

PB meeting minutes.2-5-2015