



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 MARCH 2, 2017
CITY HALL LIBRARY, 515 WATCHUNG AVENUE

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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 7:36 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	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																				12/31/2020 (4 years)
Horace Baldwin, Vice Chairman	P	P	E	P																				12/31/2017 (4 years)
Mayor Adrian O. Mapp John Stewart (Designee)	P	E	E	P																				12/31/2017 (Term of Mayor)
Councilman Charles McRae	P	P	E	P																				12/31/2017 (1 year)
Anthony Howard	P	P	P	P																				12/31/2017 (1 year)
Siddeeq W. El-Amin	P	P	P	P																				12/31/2020 (4 years)
Gordon Fuller	P	P	P	P																				12/31/2018 (4 years)
Sean C. McKenna (succeeded Emmett Swan-resigned)	P	P	P	P																				12/31/2017 (4 years)
William Toth	P	E	P	P																				12/31/2019 (4 years)
Maritza Hall, Alternate No.1	E	E	P	P																				12/31/2017 (2 years)
Barry Person, Alternate No.2	P	P	P	P																				12/31/2018 (2 years)

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 portions on non-agenda items were closed. Board Member Toth reported about a small group of aggressive mountain bike enthusiasts pressing the Union County Parks Department and the Union County board of freeholders to create miles of a new mountain bike trails in the Watchung Reservation. He said that there is concern about this new proposal. He reported that there will be a meeting held on Tuesday March 7, 2017 at 7:00 p.m. at the Watchung Reservation in Mountainside New Jersey, if interested.

V. MINUTES – On a motion by Vice Chairman Baldwin and seconded by Board Member El-Amin, the board accepted the meeting minutes of February 2, 2017 as presented by voice vote from eligible members. The minutes have been adopted into the record.

VI. RESOLUTION(S) (Memorialization)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-13-25	Shun Cheng, LLC	326-332 West Front Street / 4-6 Grove Street (corner lot)	248	5	TODD / CBD Zone Transit Oriented Development Downtown/Central Business District

- The Board, Board Attorney Bauer and Planning Director Nierstedt reviewed the draft resolution. There were some changes and/or corrections in regards to the language in the resolution. The board carried this resolution to next meeting for memorialization.

VII. DEVELOPMENT APPLICATION(S)

1)

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

- Chairman Scott Bey made an announcement that the applicant did not provide notice of publication, therefore the board does not have jurisdiction to hear this application requesting preliminary and final site plan approval to construct a two-story addition to an existing one-story building (retail liquor store). The addition will add space to the retail store on the first floor, and the upper floors will contain six (6) two-bedroom residential apartments. A portion of the roof will contain a roof garden and 21 surface parking spaces.

VIII. OLD BUSINESS - none

IX. NEW BUSINESS

- 1) Chairman Scott Bey reported that currently, the board has no scheduled development applications for March 16, 2017. Also, a reminder regarding the Land Use Board Meeting to be held on Saturday March 4, 2017 from 9:00 a.m. to 12 noon in the City Hall Library, 515 Watchung Avenue.

X. ADJOURNMENT

- There being no further business, the meeting was adjourned at 8:03 p.m. on a motion by Board Member Fuller, seconded by Board Member El-Amin.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.3-2-2017