



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 SEPTEMBER 7, 2017 AT 7:30 P.M
CITY HALL LIBRARY, 515 WATCHUNG AVENUE
PLAINFIELD, NJ 07060

* * * * *

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

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** – On a motion by Board Member El-Amin and seconded by Board Member McKenna, the board accepted both the meeting minutes of July 6, 2017 and July 20, 2017 by voice vote from eligible members. The meeting minutes has been adopted as presented into the record.

V. **RESOLUTION(S) (Memorialization)**

- 1) Plainfield Avenue an area In Need of Redevelopment – Chairman Scott Bey asked if the board had any questions and/or comments. Hearing none, he entertained a motion. On a motion by Board Member McKenna and seconded by Mayor’s Designee Stewart, the board voted as follows Recommending that City Council adopt the Plainfield Avenue area In Need of Redevelopment Study of Block 109, Lots 33-41, Block 111, Lots 16, 17 and 18.01 and Block 501, Lots 6, 8-12.01, 14.01 and 16 as written.

Scott Bey	Baldwin	El-Amin	Fuller	Howard	McKenna	Stewart	Toth
-----------	---------	---------	--------	--------	---------	---------	------

Eight in favor. None opposed. None abstained.

- 2) Plainfield Avenue Redevelopment Plan – Chairman Scott Bey asked if the board had any questions and/or comments. Hearing none, he entertained a motion. On a motion by Board Member El-Amin and seconded by Mayor’s Designee Stewart, the board voted as follows Recommending that City Council adopt the Plainfield Avenue Redevelopment Plan of Block 109, Lots 33-41, Block 111, Lots 16, 17 and 18.01 and Block 501, Lots 6, 8-12.01, 14.01 and 16 as written.

Scott Bey	Baldwin	El-Amin	Fuller	Howard	McKenna	Stewart	Toth
-----------	---------	---------	--------	--------	---------	---------	------

Eight in favor. None opposed. None abstained.

- 3) Brisbane Estates Neighborhood Block (Application No.PB-2015-29) sought installation of five (5) neighborhood street signs in the public right-of-way (Application No.PB-2015-29) - Chairman Scott Bey asked if the board had any questions and/or comments. Hearing none, he entertained a motion. On a motion by Board Member McKenna and seconded by Board Member El-Amin, the board voted as follows Recommending the designation of the Brisbane Estates Neighborhood Association to install five (5) signs identifying Brisbane Estates Neighborhood in the Public Right-of-way as stipulated.

Scott Bey	Baldwin	El-Amin	Fuller	Howard	McKenna	Stewart	Toth
-----------	---------	---------	--------	--------	---------	---------	------

Eight in favor. None opposed. None abstained.

- 4) 850 Terrill Road – Removing property as a designated Historic Landmark. Chairman Scott Bey asked if the board had any questions and/or comments. Hearing none, he entertained a motion. On a motion by Board Member McKenna and seconded by Board Member El-Amin, the board voted as follows Recommending to the City Council the property designated as a historic landmark be removed as a locally designated historic landmark as stipulated.

Scott Bey	Baldwin	El-Amin	Fuller	Howard	Mckenna	Stewart	Toth
-----------	---------	---------	--------	--------	---------	---------	------

Eight in favor. None opposed. None abstained.

5)

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

- Chairman Scott Bey asked if the board had any questions and/or comments. Hearing none, he entertained a motion. On a motion by Board Member El-Amin and seconded by Board Member McKenna, the board voted as follows granting preliminary/final site plan approval to construct a five-story building with 120 residential units, retail space and a restaurant with parking stalls in a five-story parking garage with conditions.

Scott Bey	Baldwin	El-Amin	Fuller	Howard	Mckenna	Stewart	Toth
-----------	---------	---------	--------	--------	---------	---------	------

Eight 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					

- John Sullivan, Esq., of Vastola & Sullivan, 495 Union Avenue, Middlesex New Jersey represented on behalf of the applicant. Mr. Sullivan explained that the site is located at 326, 328-330 East Fourth Street, Block 606 and Lots 8 and 9 in a Mixed Use Zone. He explained that the applicant is proposing to consolidate Lots 8 and 9 and demolish one building and renovate the second building for a contractor's business. They are seeking a use variance, waivers from design and performance standards and preliminary and final site plan approval.
- Danny Ferrara Jr., Managing Member and General Contractor for over 34 years, of 328 East Fourth Street Plainfield New Jersey was sworn in to provide testimony on the operation of the business. Mr. Ferrara reported that he currently has a site in Westfield N.J. and seeking to relocate to Plainfield. He said that he has been on this site for five years and feel that this site is suitable for his use. Mr. Ferrara talked about the conditions was bad when he bought the site especially the building in the front which is a house, but the masonry building in the rear is structural sound. He responded to questions regarding indoor storage includes general contracting machinery equipment, two pick-up trucks, cement material and outdoor storage consist of cement mixers, two dump trucks and pavers and other brick work. He responded in regards to hours of operation from Monday through Friday 7:00 a.m. to 5:00 p.m., Saturday 7:00 a.m. to 12 noon; Sunday closed. He said that he will have about 5 or 6 employee's two of which are office personnel. He responded to the question that he is not open to the public. He said he goes out to residents and/or commercial and return to storage equipment.
- Thomas J. Quinn, P.E., of EKA Associates, 328 Park Avenue, Scotch Plains New Jersey was sworn in to provide testimony on behalf of the applicant. Mr. Quinn briefly stated his qualifications as a Licensed Professional Engineer and that he served as a board engineer for other municipalities. The board accepted Mr. Quinn's qualifications as a licensed

professional engineer. Mr. Quinn presented Exhibit A1 depicting color scheme of the new proposed building and Exhibit A2 front view elevation plan. Mr. Quinn addressed the building lot coverage, the proposed metal storage building, current survey depicting two buildings, undeveloped conditions, vegetation, gravel, flat ground and the proposed on-site inlets. The proposal consist of gravel, narrow depressed curb, new sidewalk/driveway apron and parking.

- The board, Board Attorney Bauer, Planning Director Nierstedt and the applicant's engineer Mr. Quinn addressed the Planner's report dated August 31, 2017. There were discussion on buffering, site lighting, chain-link fencing along the sides and rear proposing board on board on the front, curb cut, recycling/trash and landscaping.
- The board made recommendations to provide for the trash dumpster/recycling, provide for dawn to dusk type lighting, tree plantings of arborvitae trees along the fence and provide revised site plans in accordance to all city official reports. After there being no further comments from the professionals, Chairman opened the meeting for public comments.
- Ms. Nancy Piwowar, of 1129 Myrtle Avenue observed a telephone pole near the site and asked if it will be removed. Mr. Sullivan replied it will be removed.
- 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 Fuller, the board voted as follows granting preliminary site plan approval to consolidate Lots 8 and 9, demolish a 2.5 story building and construct a new single story metal storage building with outdoor storage for a general contractors business with conditions.

Scott Bey	Baldwin	Fuller	Howard	McKenna	Stewart
-----------	---------	--------	--------	---------	---------

Six in favor. Two opposed (El-Amin and Toth). None abstained.

VIII. REDEVELOPMENT STUDY - none

IX. REDEVELOPMENT PLAN - none

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 9:47 p.m. by Board Member McKenna and seconded by Board Member El-Amin.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.9-7-2017

Phone: (908) 753-3486 * Fax: (908) 226-2587 * Website: www.plainfieldnj.gov