



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 1, 2018
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 7:34 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 18	Feb 1	Feb 15	Mar 1	Mar 15	Apr 5	Apr 19	May 3	May 17	Jun 7	Jun 21	Jul 5	Jul 19	Aug 2	Aug 16	Sep 6	Sep 20	Oct 4	Oct 18	Nov 1	Nov 15	Dec 6	Dec 20	Term Of Office
Ron Scott Bey, Chairman	P	P	-	P																				12/31/2020 (4 years)
Horace Baldwin, Vice Chairman	P	P	-	E																				12/31/2021 (4 years)
Mayor Adrian O. Mapp	E	E	E	E																				12/31/2021 (Term of Mayor)
Councilman Charles McRae	P	P	-	E																				12/31/2018 (1 year)
Anthony Howard	P	P	-	P																				12/31/2018 (1 year)
Siddeeq W. El-Amin	P	P	-	E																				12/31/2020 (4 years)
Maritza Hall (succeeds Gordon Fuller)	P	E	-	P																				12/31/2018 (4 years)
Sean C. McKenna	P	P	-	P																				12/31/2021 (4 years)
William Toth	P	P	-	E																				12/31/2019 (4 years)
Barry Person (succeeds Maritza Hall, Alternate No.1)	P	P	-	P																				12/31/2019 (2 years)
Vacant, Alternate No.2 (succeeds Barry Person)	V	V	-	V																				12/31/2018 (2 years)
TOTALS	9	8	-	5																				

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 comments portion on non-agenda items was closed.

V. MINUTES – On a motion by Board Member McKenna and seconded by Board Member Person, the board accepted the meeting minutes of February 1, 2018 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-2017-19	829 South, LLC	829-881 South Avenue	645	14	TODN South Avenue Redevelopment Plan

➤ Board Attorney Bauer addressed revisions regarding the language in the resolution of memorialization. After the board being satisfied with the revisions, Chairman Scott Bey entertained a motion. On a motion by Board Member McKenna and seconded by Board Member Person, the board voted as follows granting preliminary and final site plan approval to demolish a two-story masonry building and a two-story metal building and construct a four-story, mixed-use building. The first floor will contain retail space, the upper floors a total of 70 residential apartments and 84 parking spaces with conditions.

➤

Scott Bey	Howard	McKenna	Person
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Four in favor. None opposed. None abstained.

VII. DEVELOPMENT APPLICATION(S)

VIII. REDEVELOPMENT STUDY(S)

IX. REDEVELOPMENT PLAN(S)

X. CAPITAL IMPROVEMENT PROGRAM

XI. CAPITAL PROJECT REVIEW

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2018-10	City of Plainfield	930-932 Putnam Avenue / 800-810 Richmond Street	642	5	R-CA Residential-Crescent Avenue Historic District

➤ City Engineer Drew DiSessa, of Pennoni Associates, Inc., and Shep Brown, of the Office of Community Development made a presentation for capital project review for the renovation of the former Dudley House at the above address. Mr. DiSessa reported on the cost and the funding source include grants and matching grants to reconstruct a now vacant building for transitional housing for up to 25 homeless veterans. Mr. DiSessa addressed the current conditions as dilapidated and will have to be gutted for renovations.

The renovations will include eighteen (18) beds, a game and laundry area in the basement, office space, a kitchen with newly upgraded appliances, a common area, all new plumbing and electrical upgrades, flooring and lighting. He addressed the exterior renovations to include painting, windows and trimming repairs, roofing and flashing repairs and the handicapped lift will be upgraded. The Board asked about proposed parking. Mr. DiSessa replied existing paved area for a few vehicles for staff. After there being no further questions of the board, Chairman Scott Bey opened the meeting for public questions and/or comments. Hearing none, the public portion of the hearing was closed. Chairman Scott Bey entertained a motion. On a motion by Board Member McKenna and seconded by Board Member Person, the board voted as follows granting a Capital Project Review for renovations for improvements at 930-932 Putnam Avenue (former Dudley House) as written.



Scott Bey	Hall	Howard	McKenna	Person
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Five in favor. None opposed. None abstained.

XII. OLD BUSINESS

XIII. NEW BUSINESS

XIV. ADJOURNMENT

- There being no further business, the meeting was adjourned at 8:14 p.m. on a motion by Board Member McKenna, seconded by Board Member Howard.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.3-1-2018