



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 15, 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 7:33 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	P																			12/31/2020 (4 years)
Horace Baldwin, Vice Chairman	P	P	-	E	P																			12/31/2021 (4 years)
Mayor Adrian O. Mapp	E	E	E	E	E																			12/31/2021 (Term of Mayor)
Councilman Charles McRae	P	P	-	E	E																			12/31/2018 (1 year)
Anthony Howard	P	P	-	P	P																			12/31/2018 (1 year)
Siddeeq W. El-Amin	P	P	-	E	P																			12/31/2020 (4 years)
Maritza Hall (succeeds Gordon Fuller)	P	E	-	P	E																			12/31/2018 (4 years)
Sean C. McKenna	P	P	-	P	P																			12/31/2021 (4 years)
William Toth	P	P	-	E	P																			12/31/2019 (4 years)
Barry Person (succeeds Maritza Hall, Alternate No.1)	P	P	-	P	E																			12/31/2019 (2 years)
Vacant, Alternate No.2 (succeeds Barry Person)	V	V	-	V	V																			12/31/2018 (2 years)
TOTALS	9	8	-	5	6																			

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. Nancy Piwovar, of 1129 Myrtle Avenue expressed concern following the wintry storm regarding the city is littered with cable wires, satellite dish wires, public utility wires and that these vendors should be responsible for taking old wires with them even when they change wires. After there being no further public comment, the public portion of the meeting was closed.

V. MINUTES – none

VI. RESOLUTION(S) (Memorialization) - none

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2017-20	200 Plainfield Avenue, LLC	200-222 Plainfield Avenue/ 601-619 South Second Street/600-610 West third Street	111	16, 17 & 18.01	TODN South Avenue Redevelopment Plan

➤ Ms. Jong Sook Nee, Esq., of 101 Eisenhower Parkway, Roseland New Jersey represented the applicant. Ms. Sook Nee explained that the applicant is requesting amended preliminary and final site plan approval for the construction of a new educational facility for early childhood and after-school services.

➤ Daniel Davies, Professional Engineer, of E2PM Engineers, 87 Hibernia Avenue, Rockaway New Jersey was sworn in to provide testimony addressing the changes. Mr. Davies presented Exhibit A1 depicting two full size school bus pick-up/drop-off plan. Planning Director Nierstedt made comment that this plan presented improved the pick-up/drop-off area. Mr. Davies addressed the other site plan changes which includes repairs of existing sidewalks, buffering and screening of the trash/recycling, and buffering and screening of the transformer, construction of board-on-board wood fence at six feet height for bordering residential properties, reduced the loading/unloading area, the HVAC equipment will be screened with evergreen hedge. The board made recommendations that no pick-up/drop-off area on the street. After there being no further discussion, Chairman Scott Bey opened the meeting for public comments. Celestine Beck, of 614 West Third Street asked about the number of stories. There was a reply that the building will be a one-story building. Jaime Abril, of 619 South Second Street asked about privacy. There was a response that there will be a six feet height board-on-board fence for screening and there will be evergreen plantings. After there being no further discussion from the public, the public portion of the hearing was closed. There being no further discussion from the board, Chairman Scott Bey entertained a motion. On a motion by Board Member Toth and seconded by Board Member El-Amin, the board granted an amended preliminary and final site plan approval to construct a new child care (youth center) facility and an after school enrichment program as amended.

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

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2018-01	Map Front, LLC	322-324 West Front Street	248	4	TODD/CBD Transit Oriented Development Downtown/Central Business District
1 st hearing Mar.1, 2018					

- Kellen Murphy, Esq., of Murphy Partners LLP, 24 Commerce Street, Newark New Jersey represented on behalf of the applicant. Mr. Murphy explained that the applicant is requesting to rehabilitate a four-story building. The ground floor will be commercial space and the upper three floors of vacant office space are being converted to twelve residential apartments four on each floor.
- Board Attorney Bauer advised that the board has jurisdiction to hear this application.
- The Board addressed the waivers in the February 28, 2018 Planner's report. After review a motion was made by Board Member McKenna, seconded by Board Member Toth, the board granted approvals for checklist waivers with conditions of site plan approval by general consent.
- Property Owner Jimmy Cheung, was sworn in to provide testimony on behalf of the application.
- Patrick Lesbirel, Registered Architect, of 40 Clinton Avenue, Newark New Jersey was sworn in on behalf of the applicant. Mr. Lesbirel explained the applicant is proposing to rehabilitate a four-story building. The ground floor will be commercial space, the second, third and fourth floors of vacant office space are being converted to twelve residential apartments four on each floor consisting of one (with a den) and two bedrooms, storage space in the basement, existing elevator, stairwell and fire escape. He addressed the exterior requesting the façade remain same, access alleyway with a lockable security gate, security cameras inside and outside and parking permits to be obtained by the parking bureau.
- After hearing no further testimony, Chairman Scott Bey opened the meeting for public questions and/or comments. Hearing none, the public portion of the hearing was closed.
- The board made the following recommendations to revise plans indicating remove den from some of the units, type of windows, indicate some form of open space for the tenants, loading/unloading zone, sizes of storage units, indicate operations of trash/recycling on plans, alleyway accessibility and security. After there being no further recommendations, the board carried this application to April 5th, 2018 with no further notices required.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2018-03	Luxura Properties, LLC	1004 1014 Myrtle Avenue	225	2	R-4 Moderate Density Residential Zone
1 st hearing Mar.1, 2018					

- Kellen Murphy, Esq., and colleague Roosevelt Donat, Esq., of Murphy Partners LLP, 24 Commerce Street, Newark New Jersey represented on behalf of the applicant. Mr. Murphy explained that the applicant is seeking to subdivide existing Lot 2 into two lots (Lots 2.01 and 2.02). A two-story, single-family dwelling exists on Lot 2 and is proposed to remain. On a newly created Lot 2.01, no new construction is being proposed.

- Jenée Anderson, Property Owner and Hassan McElwain, Project Manager, both of Luxura Properties LLC, 41 Sheffield Street, Jersey City New Jersey both sworn in to provide testimony on behalf of the application. Ms. Anderson explained that they target single family homes to rehab and bring up to code for development. She said she purchased this property in April 2016 and completed construction in October 2016 and seeing that the lot is sizeable, she is seeking to subdivide the lot as an opportunity to build a new single family home for a new family.
- The Board addressed the waivers in the March 1, 2018 city Planner's report. After review a motion was made by Board Member Toth, seconded by Board Member McKenna, the board granted two (2) checklist waivers by general consent.
- Val Braginsky, Licensed Land Surveyor, of 2 Austin Avenue, Iselin New Jersey was sworn in to provide testimony on behalf of the application. Mr. Braginsky briefly explained his credentials as a licensed Land Surveyor since 2003. The board accepted his qualifications. Mr. Braginsky responded to questions about the variances in regards to fences and walls and agreed to remove the existing chain link from public right of way. He talked about the subdivision will conform in the neighborhood with other smaller lots in the area.
- The board addressed the bulk variances and supplementary zoning and expressed concern of the front yard setback depicted on the proposed newly created lot is shown close to the street indicates if developed will not be consistent with the rest of the neighborhood. The board took note that the existing house do not have a garage, a requirement by code and asked if the applicant is willing to provide a detached one-car or two-car garage.
- Mr. McElwain made comment that there are many homes in the area with no garages and it will be a substantial cost. Mr. Murphy explained that his client would like to move forward on a C1 variance and not provide a garage.
- Board Attorney Bauer stated the statutory provisions of a C(1) variance justifying a hardship. In addition, the records indicate there was a detached garage prior on the existing property.
- Mr. Braginsky made comment that due to the existing conditions make it a hardship and that the property will need to be regraded and engineering reviews.
- The Board complimented the applicant for the development of the property, but encourage the applicant to remove retaining wall in the rear, and provide a one or two-car detached garage as a garage was there prior. The board is setting a precedence of all applicants that apply before the board to comply with the municipal land use laws. The applicant is seeking to provide professional engineer testify in regards to the safety of the retaining wall and revised the plans depicting the driveway and one or two-car garage. The board carried this application to April 5, 2018.
- Public comment: Jennifer Oliveira, of 1020 Myrtle Avenue expressed concern about wildlife and asked if the property can be cleaned up. Nancy Piwowar, of 1129 Myrtle Avenue made comment in regards to the retaining wall in favor of it being removed and that there are garages in the area and she appreciates the board's consideration to replace garages that were there prior because many were demolished illegally. After there being no further comments from the public, the public portion of the hearing was closed.
- The Board carried this application to April 5, 2018 and that no further notice is required.

VIII. REDEVELOPMENT STUDY(S) - none

IX. REDEVELOPMENT PLAN(S) - none

X. CAPITAL IMPROVEMENT PROGRAM - none

XI. CAPITAL PROJECT REVIEW - none

XII. OLD BUSINESS - none

XIII. NEW BUSINESS - none

XIV. ADJOURNMENT

- There being no further business, the meeting was adjourned at 10:28 p.m. on a motion by Vice Chairman Baldwin, seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.3-15-2018