



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 APRIL 19, 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 7:36 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 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	P	P																	12/31/2020 (4 years)
Horace Baldwin, Vice Chairman	P	P	-	E	P	P	P																	12/31/2021 (4 years)
Carmencita Pile, Designee Mayor Adrian O. Mapp	E	E	E	E	E	E	P																	12/31/2021 (Term of Mayor)
Councilman Charles McRae	P	P	-	E	E	P	E																	12/31/2018 (1 year)
Anthony Howard	P	P	-	P	P	P	P																	12/31/2018 (1 year)
Siddeeq W. El-Amin	P	P	-	E	P	P	P																	12/31/2020 (4 years)
Maritza Hall (succeeds Gordon Fuller)	P	E	-	P	E	E	P																	12/31/2018 (4 years)
Sean C. McKenna	P	P	-	P	P	P	P																	12/31/2021 (4 years)
William Toth	P	P	-	E	P	P	P																	12/31/2019 (4 years)
Barry Person (succeeds Maritza Hall, Alternate No.1)	P	P	-	P	E	P	P																	12/31/2019 (2 years)
Vacant, Alternate No.2 (succeeds Barry Person)	V	V	-	V	V	V	V																	12/31/2018 (2 years)
TOTALS	9	8	-	5	6	8	9																	

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 meeting was closed. He welcomed the Mayor's Designee Carmencita Pile to the board.

V. MINUTES - On a motion by Board Member McKenna and seconded by Board Member Howard, the board accepted the minutes of March 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-2017-20	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

➤ Chairman Scott Bey asked if the Board members had any questions and/or comments regarding the resolution memorialization. Hearing none, he entertained a motion. On a motion by Board Member Howard and seconded by Vice Chairman Baldwin, the board voted as follows granting amended final site plan approval for the construction of a new educational facility for early childhood and after-school services as stipulated.

➤

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

➤ Chairman Scott Bey asked if the Board members had any questions and/or comments regarding the resolution memorialization. Hearing none, he entertained a motion. On a motion by Board Member Toth and seconded by Board Member El-Amin, the board voted as follows granting preliminary and final site plan approval 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 as stipulated.

➤

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

VII. DEVELOPMENT APPLICATION(S)

1)

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

- Chairman Scott Bey announced that the applicant has withdrawn the application. He entertained a motion to dismiss without prejudice. On a motion by Vice Chairman and seconded by Board Member McKenna, the board voted to dismiss without prejudice by general consent.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2017-29	Abdelhamid Belgaid & Sanaa Admoune	263 Watson Avenue	408	16	R-4 Moderate Density Residential Zone

1st hearing Apr 19, 2018 carried; May 3, 2018

- Alan Siegel, Esq., of 300 Maple Avenue, South Plainfield New Jersey represented on behalf of the applicant. Mr. Siegel explained that the applicant is proposing to subdivide Lot 16 containing a single-family dwelling and construct a new single-family dwelling on the newly created lot. The minor subdivision creates two non-conforming lots requiring relief from bulk requirements and supplementary zoning regulations.
- Property Owner Abdelhamid Belgaid, of 263 Watson Avenue was sworn in to provide testimony on behalf of the application.
- Howard Schershinger, Licensed Professional Engineer and Licensed Professional Land surveyor, of 158 Hillcrest Avenue, Cranford New Jersey was sworn in to provide testimony on behalf of the application. Mr. Schershinger briefly stated his qualifications as a Licensed Engineer since 1968 and that both licensing are current. The Board accepted his qualifications as a Licensed Engineer. Mr. Schershinger submitted Exhibit A1 depicting revised site plan indicating variances requested.
- The Board, Board Attorney Bauer and Planning Director Nierstedt addressed the city Planner's report dated April 9, 2018 at which time made comment in regards to the proposed attached garage vs. a preferred detached garage to fit the character of the neighborhood, relocate HVAC and provide screening will eliminate a variance and remove the six foot height vinyl fence will eliminate a variance.
- Mr. Schershinger replied if they provide a detached garage the lot coverage of the single family home will be impacted and result in a long driveway. Mr. Siegel made comment that they will provide revised plans indicating a detached garage, relocate HVAC and provide for screening and remove the vinyl fence subject to the Planners report. Planning Director Nierstedt recommended, if applicant decide detached garage to provide eight foot driveway and provide for a two foot buffer for water runoff, but recommended that flood plain manager Pamela Hilla review the impact of impervious coverage.
- The Board recommended that the applicant revised the site plan depicting a more detailed plan and/or architectural plan indicating how the single family dwelling will fit in the neighborhood. After there being no further testimony, the board carried this application to May 3, 2018 and that no further notice will be required.

- VIII. REDEVELOPMENT STUDY(S)**
- IX. REDEVELOPMENT PLAN(S)**
- X. CAPITAL IMPROVEMENT PROGRAM**
- XI. CAPITAL PROJECT REVIEW**
- XII. OLD BUSINESS**
- XIII. NEW BUSINESS**
- XIV. ADJOURNMENT**

➤ There being no further business, the meeting was adjourned at 8:31p.m. On a motion by Board Member Hall and seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.4-19-2018