



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 MAY 3, 2018
CITY HALL LIBRARY, 515 WATCHUNG AVENUE

* * * * *

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

PUBLIC COMMENTS ON NON-AGENDA ITEMS – Chairman Scott Bey opened the meeting for public comments on items that are not on the agenda. Nancy Piwowar, of 1129 Myrtle Avenue reported on a state health care board application requesting for 40 site beds at the Muhlenberg Campus site. The company was out of Toms River. But Union County already at capacity for site beds and she reported that these beds will not be for city of Plainfield residents, but for Middlesex and Morris County residents. Ms. Piwowar expressed concern that she would be remiss if she did not bring it to the attention to the board. After there being no further public comment, the public portion of the meeting was closed.

IV. MINUTES – none

VI. RESOLUTION(S) (Memorialization) - none

VII. DEVELOPMENT APPLICATION(S)

1)

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
1 st hearing Apr 19, 2018 carried; May 3, 2018 carried; May 17, 2018					

- Chairman Scott Bey read in for the record an email from the applicant's attorney requesting additional time to revise the survey/plan. The board carried this application to the May 17, 2018 board meeting. Board Attorney Bauer announced that there will be no further notice required.

VIII. REDEVELOPMENT STUDY(S)

IX. REDEVELOPMENT PLAN(S)

X. CAPITAL IMPROVEMENT PROGRAM

XI. CAPITAL PROJECT REVIEW

XII. OLD BUSINESS

XIII. NEW BUSINESS

1. Discussion of Report on Cannabis Legislation in New Jersey (No Action will be Taken) – The Board, Board Attorney Bauer and Planning Director addressed a April 27, 2018 memorandum report on Cannabis Legislation in New Jersey prepared by Principal Planner Scott Bauman, of the Planning Division. There was discussion about type of use considered within the Land Use Ordinance, if manufacturing/retail, cultivation/retail, minimum lot sizes, transportation which can be a stand-alone use, not near schools and/or residential zones, parks and playground areas, there may be no areas that can comply, but should look into other municipalities/states where legalized, suggest limitations or restrict to specific locations, home grown cultivator and licensing requirement, invite a guest speaker to the meeting, public awareness session, and city officials. Chairman Scott Bey explained that there are cannabis organizations that are lobbying in different states including New Jersey, there are areas in New Jersey near Pennsylvania that have the field for greenhouses and

lighting, but the city may not have the ability to provide for lighting which is a requirement for growth. After there being no further discussion, Chairman Scott Bey encouraged the board members to visit specific website sources so that we can have input as to the type of permit uses of the Land Use Ordinance.

2. Review of Zoning Board of Adjustment 2017 Annual Report – Chairman Scott Bey asked that the board review the annual report and make any recommendations to the type of uses that can be reviewed as permitted uses. Vice Chairman Baldwin made a suggestion if the Planning Board should have a need to do a report indicating permitted use cases that reflects what the board may need to address.

XIV. ADJOURNMENT

- There being no further business, the meeting was adjourned at 8:36 p.m. on a motion by Board Member El-Amin and seconded by Board Member Toth.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.5-3-2018