



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 JUNE 21, 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 7:35 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	P	E	P	-												12/31/2020 (4 years)
Horace Baldwin, Vice Chairman	P	P	-	E	P	P	P	P	P	P	P	-												12/31/2021 (4 years)
Carmencita Pile, Designee Mayor Adrian O. Mapp	E	E	E	E	E	E	P	P	P	P	P	-												12/31/2021 (Term of Mayor)
Councilman Charles McRae	P	P	-	E	E	P	E	P	P	E	P	-												12/31/2018 (1 year)
Anthony Howard	P	P	-	P	P	P	P	P	P	P	P	-												12/31/2018 (1 year)
Siddeeq W. El-Amin	P	P	-	E	P	P	P	P	E	P	P	-												12/31/2020 (4 years)
Maritza Hall (succeeds Gordon Fuller)	P	E	-	P	E	E	P	E	P	P	P	-												12/31/2018 (4 years)
Sean C. McKenna	P	P	-	P	P	P	P	E	P	P	P	-												12/31/2021 (4 years)
William Toth	P	P	-	E	P	P	P	P	E	P	P	-												12/31/2019 (4 years)
Barry Person (succeeds Maritza Hall, Alternate No.1)	P	P	-	P	E	P	P	P	P	P	E	-												12/31/2019 (2 years)
Alma Blanco, Alternate No.2 (succeeds Barry Person)	V	V	-	V	V	V	V	V	V	V	P	-												12/31/2018 (2 years)
TOTALS	9	8	-	5	6	8	9	8	8	8	10	-												

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.

V. MINUTES – On a motion by Board Member El-Amin and seconded by Board Member McKenna, the board accepted the minutes of March 15, 2018, April 5, 2018 and April 18, 2018 as presented by voice vote from eligible members. The minutes have been adopted into the record.

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

1st hearing Apr 19, 2018 carried; May 3, 2018 carried; May 17, 2018 carried; June 7, 2018 carried; June 21, 2018 carried; July 19, 2018

- Chairman Scott Bey read for the record correspondence dated June 4, 2018 from the applicant's attorney Alan B. Siegel, Esq. requesting adjournment in order to work with the professionals on revising the plans. The applicant proposes 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.
- The board carried this application to July 19, 2018 and announced that there were no further notice required.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2018-14	Elmwood Square Urban Renewal LP, c/o The Alpert Group	518-578 West Second Street	235	10	Elmwood Square Gardens Redevelopment Plan

1st hearing June 21, 2018

- Brian D. Schwartz, Esq., of 320 Park Avenue, Scotch Plains New Jersey represented on behalf of the applicant. Mr. Schwartz explained that the applicant is proposing to construct three (3) two-story, and three (3) three-story apartment buildings totaling 58 affordable housing units and will consist of 43 two-bedroom, and 15 three-bedroom units, a one-story community building, and sixty (60) off-street parking spaces. He said the site previously had 120 apartments which have been demolished.
- Stephen L. Schock, Registered Architect, of Kitchen & Associates, 756 Haddon Avenue, Collingswood New Jersey was sworn in to provide testimony on behalf of the applicant. Mr. Schock presented Exhibit A1 of a rendering depicting design features and Exhibit A2 of a rendering depicting the layout of six 2 and 3 story buildings and one community building on the proposed site, landscaped area and parking space layout, Exhibits A3 and A4 front, rear and side view of the elevations and type of exterior building materials. Mr. Schock responded to questions of the board in regards to apartment unit size and talked about the ground units of adaptable ADA accessible, mail box placement recommended by the post office, roof shelter for bike kiosk racks and walkable pathways with fitness stations. He presented Exhibit A5 depicting layout of the interior of two and three story buildings indicating a front porch, living rooms facing front and bedrooms toward the back and that there are

no rear doors to the units. Mr. Schock talked about the location of the heating/cooling systems and that each unit will have control of and the units will be screened. Also, each unit will have washers/dryers. Two locations in the rear of the site for trash receptacles which are enclosed.

- The Board members, Board Attorney Bauer and Planning Director Nierstedt addressed the City Planner's report dated June 15, 2018, Board Engineer report dated June 20, 2018 PMUA report dated June 20, 2018, Police and Fire Division reports dated June 15, 2018 with some discussion about the size of storage area for each unit, additional walkable pathway, energy efficient solar system, if front porch have privacy space for each unit, any balconies, air conditioners, security cameras and open space area and/or outdoor sitting area.
- Mr. Schock responded storage area not required in a redevelopment plan, agree to add additional walkable pathway, providing energy efficient amenities, adequate porch space for each unit, central heating/cooling systems (no air conditioning units in windows), and security cameras coordinated with the Police Department.
- Gregory B. Domalewski, Licensed Professional Engineer, of MidAtlantic Engineering Partners, 5 Commerce Way, Hamilton New Jersey was sworn in to provide testimony on behalf of the applicant. Mr. Domalewski stated that he is licensed in the State of New Jersey and has been before this board and various boards. The board accepted Mr. Domalewski's credentials. Mr. Domalewski addressed the setbacks of the buildings to allow for open space, assigned parking spaces including three handicap parking spaces and drive aisle entrance/exit. He presented Exhibits A6 depicting emergency truck turning plan and Exhibit A7 depicting enclosed trash/recycling plan located in the rear. He said that each resident is responsible for separating trash/recycling. Mr. Domalewski talked about landscaping plan throughout the site and plantings of street trees subject to Shade Tree Commission report. He talked about the proposed freestanding monument sign indirectly illuminated and that the applicant is willing to comply with sign regulations. He talked about the proposed lighting plan and type of lighting.
- Board made recommendations to provide revised plans depicting additional walkable pathway and outdoor seating area.
- After there being no further testimony from the professionals, Chairman Scott Bey opened for public questions and/or comments. Hearing none, the public portion of the meeting was closed.
- After there being no further discussion from the board, Chairman Scott Bey entertained a motion. On a motion by Councilman McRae and seconded by Board Member El-Amin, the board voted as follows granting preliminary site plan approval to construct three (3) two-story, and three (3) three-story apartment buildings totaling 58 affordable housing units and a one-story community building with off-street parking spaces as stipulated.

➤	Scott Bey	Baldwin	El-Amin	Hall	Howard	Pile	McKenna	McRae	Toth
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Nine in favor. None opposed. None abstained.

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 9:40 p.m. on a motion by Board Member Howard, seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.6-21-2018