



CITY OF PLAINFIELD
DEPARTMENT OF ECONOMIC DEVELOPMENT
DIVISION OF PLANNING
PLANNING BOARD
515 WATCHUNG AVENUE
PLAINFIELD, NJ 07061



ADRIAN O. MAPP
MAYOR

PLANNING BOARD REORGANIZATION MEETING
THURSDAY JANUARY 17, 2019 at 7:30 P.M.
CITY HALL LIBRARY, 515 WATCHUNG AVENUE

RON SCOTT BEY, CHAIRMAN
HORACE BALDWIN, VICE CHAIRMAN

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MINUTES

NOTE: Cellular phones are to be turned off during the Planning Board meeting, unless otherwise stated.

I. CALL TO ORDER

City Planner Bill Nierstedt called the meeting to order at 7:31 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 17	Feb 7	Feb 21	Mar 7	Mar 20	Apr 4	Apr 18	May 2	May 16	Jun 6	Jun 20	Jul 4	Jul 18	Aug 1	Aug 15	Sep 5	Sep 19	Oct 3	Oct 17	Nov 7	Nov 21	Dec 5	Dec 19	Term Of Office		
Scott Bey, Ron, Chairman	P											-													12/31/2020 (4 years)	
Baldwin, Horace, Vice Chairman	P											-														12/31/2021 (4 years)
El-Amin, Siddeeq W.	P											-														12/31/2020 (4 years)
Howard, Anthony	P											-														12/31/2019 (1 year)
McKenna, Sean C.	P											-														12/31/2021 (4 years)
McRae, Charles, Councilman	P											-														12/31/2019 (1 year)
Person, Barry (succeeds Maritza Hall)	P											-														12/31/2022 (4 years)
Mayor Adrian O. Map Pile, Carmencita (Designee)	P											-														12/31/2021 (Term of Mayor)
Toth, William	P											-														12/31/2019 (4 years)
Hunt, Rick, Alternate No.1 (succeeds Barry Person)	P											-														12/31/2019 (2 years)
Blanco, Alma, Alternate No.2	P											-														12/31/2020 (2 years)

LEDGER: Present (P): Absent (A): Excused (E): Vacancy (V): No Meeting (-)

OTHERS IN ATTENDANCE

Name	Affiliation
Peter Vignuolo, Esq.	Planning Board Attorney
Bill Nierstedt	Planning Director
Rosalind Miller	Board Secretary

IV. REORGANIZATION

➤ **Election of a Chairperson**

- Planning Director Bill Nierstedt asked the board members for nominations for the position of Board Chairperson. As a nomination was made by Board Member El-Amin, seconded by Mayor's Designee Pile to elect Ron Scott Bey as Chairman. Hearing no further nominations offered, nominations were closed for the position of the Board Chairperson. Chairman Ron Scott was elected as Chairman of the Planning Board for the year 2019.
- All Present in Favor. None Opposed. None Abstained.
- Chairman Scott Bey thanked the board for their continued support.

➤ **Election of a Vice Chairperson**

- Chairman Scott Bey asked the board members for nominations for the position of Vice Chairperson. As a nomination was made by Mayor's Designee Pile, seconded by Board Member El-Amin to elect Horace Baldwin as Vice Chairman. Hearing no further nominations offered, nominations were closed for the position of the Vice Chairperson. Vice Chairman Baldwin was elected as Vice Chairman of the Planning Board for the year 2019.
- All Present in Favor. None Opposed. None Abstained.
- Vice Chairman Baldwin thanked the board for their support.

V. EXECUTIVE SESSION: Review and Discuss Request for Proposals (RFP) submitted for Board Attorney and Board Engineer

➤ **Appointment of Board Attorney**

- Chairman Scott Bey asked the board for nominations for appointment of a Planning Board Attorney. As a nomination was made by Vice Chairman Baldwin, seconded by Board Member Toth to appoint Peter A. Vignuolo, Esq., of Clarkin & Vignuolo, P.C., Milltown, New Jersey as the Planning Board Attorney. Hearing no further nominations offered, the position of the Planning Board Attorney was closed. The board resolved that Peter A. Vignuolo, Esq. has been appointed Planning Board Attorney from January 1, 2019 through December 31, 2019 with fees not to exceed the amount provided in the budget of the Board unless authorized by resolution of the Board.
- All Present in Favor. None Opposed. None Abstained.
- Planning Board Attorney Vignuolo thanked the board for their support.

➤ **Appointment of Board Engineer**

- Chairman Scott Bey asked the board for nominations for appointment of a Board Engineer. As a nomination was made by Mayor's Designee Pile, seconded by Board member Toth to appoint Drew DiSessa, PE, of Pennoni Associates, Newark New Jersey as the Planning Board Engineer. Hearing no further nominations offered, the position of the Board Engineer was closed. The board resolved that Drew DiSessa has been appointed Planning Board Engineer from January 1, 2019 through December 31, 2019 with fees not to exceed the amount provided in the budget of the Board unless authorized by resolution of the Board.
- All Present in Favor. None Opposed. None Abstained.

➤ **Appointment of Board Secretary**

- Chairman Scott Bey asked the board for nominations for appointment of a Board Secretary. As a nomination was made by Councilman McRae, seconded by Board Member Person to appoint Rosalind Miller as Planning Board Secretary. Hearing no further nominations offered, the position of the Planning Board Secretary was closed. The board resolved that Rosalind Miller has been appointed as Planning Board Secretary from January 1, 2019 through December 31, 2019 and including the first month of the following year (January 2020)

reorganization meeting of the Board with fees not to exceed the amount provided in the budget of the Board unless authorized by resolution of the Board.

- All Present in Favor. None Opposed. None Abstained.
- Board Secretary Miller thanked the board for their continued support.

➤ **Designation of the Official Newspaper of the Planning Board**

- Chairman Scott Bey asked the board for a motion designating the Official Newspaper of the Planning Board.
- On a motion by Mayor's Designee Pile, seconded by Vice Chairman Baldwin, the board resolved that the Courier News be designated as the official newspaper of the Board for the publication of official notices and the Star Ledger be designated to receive the annual calendar notices of the Board for the purpose of the Open Public Meetings Act.
- All Present in favor. None opposed. No abstentions.

➤ **Adoption of Procedures, Forms and Bylaws of the Planning Board**

- Chairman Scott Bey asked the board for a motion for adoption of procedures, forms and bylaws of the Planning Board.
- On a motion by Board Member El-Amin, seconded by Board Member Howard, the board resolved that the Procedures, Forms and Bylaws are hereby readopted for the year 2019.
- All Present in favor. None opposed. No abstentions.

VI. 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 on non-agenda items was closed.

VII. MINUTES – On a motion by Board Member McKenna, seconded by Board Member Person, the board accepted the meeting minutes of October 4, 2018 as presented by voice vote from eligible members. The minutes of October 4, 2018 have been adopted into the record.

VIII. RESOLUTION(S) (Memorialization) - Area In Need of Redevelopment Investigation for East Third Street Study - Chairman Scott Bey asked the board if there were any questions and/or comments in regards to the resolution memorialization. Hearing none, he entertained a motion. On a motion by Councilman McRae, seconded by Board Member El-Amin, the board voted as follows recommending council to adopt an area in need of redevelopment study for an expansion for the East Third Street Study area as written.



Scott Bey	Baldwin	El-Amin	McRae	Person	Blanco
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Six in favor. None opposed. None abstained.

IX. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2006-12	Anthony Flagg, II	301-303 Hillcrest Avenue	415	6.01	R-4 Moderate Density Residential Zone

- The applicant is seeking an amended subdivision approval. On December 11, 2007 the Board granted minor subdivision approval to subdivide a lot containing a single-family dwelling into two (2) lots and to construct a single-family dwelling on the newly created vacant lot. The applicant was a no show and the board has been granting a number of carry overs in regards to this application. The Board expressed the need

for enforcement action until applicant comply with the conditions. Chairman Scott Bey entertained a motion to carry or dismiss without prejudice. On a motion by Board Member McKenna, seconded by Board Member El-Amin, the board voted to dismiss this application without prejudice due to the applicant's failure to proceed within a reasonable time period as stipulated.

X. REDEVELOPMENT STUDY(S) - none

XI. REDEVELOPMENT PLAN(S) - none

XII. CAPITAL IMPROVEMENT PROGRAM - none

XIII. OLD BUSINESS – none

XIV. NEW BUSINESS

- Review and adoption of the board's 2019 annual calendar – Chairman Scott Bey reported that he was asked about having a discussion to change the meeting from 7:30p.m. to 7:00 p.m. A straw vote was taken, the majority are in favor to remain at 7:30 p.m. Also, the board took note that one of the meetings is on 4th of July this year and suggested if there is a need for the board to have a meeting it will be publicly noticed. Chairman Scott Bey entertained a motion to adopt the calendar. On a motion by Board Member El-Amin, seconded by Board Member Howard, the board adopted the 2019 annual calendar as presented. A business meeting master plan 1st meeting of the month 2nd meeting for holding for redevelopment application
 - All Present in favor. None opposed. No abstentions.

XV. ADJOURNMENT –

- Chairman Scott Bey opened the meeting for public comments. Hearing none, the public portion of the meeting was closed.
- There being no further business, the meeting was adjourned at 8:20 p.m. on a motion by Board Member El-Amin, seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB reorganization meeting minutes.1-17-2019