



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



**ADRIAN O. MAPP**  
**MAYOR**

**PLANNING BOARD MEETING**  
**WEDNESDAY OCTOBER 17, 2019 at 7:30 P.M.**  
**PLAINFIELD HIGH SCHOOL, 950 PARK AVENUE**  
**PLAINFIELD NJ**

**RON SCOTT BEY, CHAIRMAN**  
**HORACE BALDWIN, VICE CHAIRMAN**

\* \* \* \* \*

**MINUTES**

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

**I. CALL TO ORDER**

Chairman Scott Bey called the meeting to order at 7:46 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	P	P	P	P	-	P	P	P	P	P	-	P	P	-	P	P	P	P						12/31/2020 (4 years)
Baldwin, Horace, Vice Chairman	P	P	P	P	P	-	P	P	7:39 P	P	P	-	P	P	-	P	P	E	P						12/31/2021 (4 years)
El-Amin, Siddeeq W.	P	P	8:01 pm	E	P	-	P	P	P	P	P	-	P	P	-	P	P	P	P						12/31/2020 (4 years)
Howard, Anthony	P	P	P	P	E	-	P	P	7:46 P	E	P	-	P	P	-	E	E	P	P						12/31/2019 (1 year)
McKenna, Sean C.	P	P	P	P	P	-	P	E	E	P	E	-	7:40 P	P	-	P	P	P	P						12/31/2021 (4 years)
McRae, Charles, Councilman	P	P	P	P	P	-	P	P	E	P	P	-	P	P	-	P	P	E	P						12/31/2019 (1 year)
Person, Barry (succeeds Maritza Hall)	P	P	P	E	P	-	E	P	P	P	P	-	P	P	-	P	E	E	E						12/31/2022 (4 years)
Mayor Adrian O. Map Pile, Carmencita (Designee)	P	P	P	P	E	-	E	P	P	P	P	-	P	P	-	P	P	P	P						12/31/2021 (Term of Mayor)
Toth, William	P	P	P	E	P	-	E	E	E	P	E	-	E	E	-	P	P	P	P						12/31/2019 (4 years)
Hunt, Rick, Alternate No.1 (succeeds Barry Person)	P	P	E	P	P	-	E	P	P	P	P	-	P	P	-	P	P	E							12/31/2019 (2 years)
Blanco, Alma, Alternate No.2	P	P	P	E	P	-	P	P	P	P	P	-	E	P	-	E	P	P	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
Malvika Apte, PP, AICP	Planning Board Planner
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, shared events in the city that will be happening this coming weekend. Hearing no further comments, the public portion on non-agenda items 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-2019-18	911 South Avenue, LLC	911 South Avenue	645	15	TODN South Avenue Redevelopment Plan
10/17/19 carried; 11/7/19					

➤ Board Attorney Vignuolo advised the board that the applicant had not published in two newspaper both the Courier News and The Star Ledger, therefore the board has no jurisdiction. The board carried this application to the November 7, 2019 board meeting, with no further notice required.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2017-19	829 South Avenue, LLC	911 South Avenue	645	15	TODN South Avenue Redevelopment Plan
10/17/19 carried; 11/7/19					

➤ Board Attorney Vignuolo advised the board that the applicant had not published in two newspaper both the Courier News and The Star Ledger, therefore the board has no jurisdiction. The board carried this application to the November 7, 2019 board meeting, with no further notice required.

3)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2019-06	Joshwa Money School, LLC	957-963 Central Avenue	759	13	VWB-1 Van Wyck Brooks Historic District
8/1/19 carried; 9/5/19 carried; 9/19/19 carried; 10/17/19					

➤ Richard M. Cohen, Esq., of Schiller, Pittenger & Galvin, 1771 Front Street Scotch Plains, New Jersey represented on behalf of the applicant. Mr. Cohen explained that the applicant is seeking to convert a single-family dwelling to a bed and breakfast

guesthouse with 12 guest rooms including construction of an off-street 13-space parking lot.

- Jonathan Steingraber, of Joshwa Money School, LLC, Providence New Jersey was sworn in to provide testimony on behalf of the application. Mr. Steingraber reported that he purchased the 1880 year old home in 2013 with the intent to convert from a single-family dwelling to a bed and breakfast. Mr. Steingraber explained that he made significant interior and exterior repairs/improvements to the home. He presented Exhibit A-1 depicting a floor plan of the first, second and third floor units a total of 12 guest rooms. He talked about the operation as a bed and breakfast and anticipate room rates to range from \$99 to \$129 per night, use of an independent booking agency, minimum three-day stay and not to exceed thirty day stay. Mr. Steingraber responded to Board questions/comments in regards to no cooking facility, microwave, coffee maker, and furnished rooms.
- Thomas J. Quinn, Licensed Professional Engineer, of EKA Associates, P.A., 328 Park Avenue, Scotch Plains, New Jersey was sworn in on behalf of the application. Mr. Quinn addressed the waivers, existing conditions, proposed improvements include stone circular stone driveway and parking area. He talked about the lighting plan and that it is to conformity, existing scalloped fence will remain, and landscaping and will supply additional landscaping for screening and buffering. Mr. Quinn addressed the city official reports and that the applicant is willing to work with the officials and comply.
- After there being no further testimony from the professionals, Chairman Scott Bey opened the meeting for public questions, comments and/or statements.
- Larry Quirk, of 967 Madison Avenue expressed concern of lighting spillage into the next door neighbor's backyard patio/bedroom window; Gerry Heydt, of 937 Madison Avenue expressed concern about the stones spilling over the sidewalk area and if the stones can be compacted; Nancy Piwowar, of 1129 Myrtle Avenue confirmed that this project is for bed and breakfast only.
- After there being no further public questions, comments, and/or statements, the public portion of the hearing was closed.
- Chairman Scott Bey asked if the board had any further questions and/or comments. Hearing none, he entertained a motion. On a motion by Board Member Pile and seconded by Board Member El-Amin, the board voted as follows granting conversion from a single-family dwelling to a bed and breakfast as stipulated.

➤	Scott Bey	Baldwin	El-Amin	Howard	McKenna	McRae	Pile	Toth	Blanco
---	-----------	---------	---------	--------	---------	-------	------	------	--------

Nine in favor. None opposed. None abstained.

**VIII. REDEVELOPMENT STUDY(S) -none**

**IX. REDEVELOPMENT PLAN(S) - none**

**X. CAPITAL IMPROVEMENT PROGRAM – none**

**XI. OLD BUSINESS – none**

**XII. NEW BUSINESS – none**

**XIII. ADJOURNMENT**

- There being no further business, the meeting was adjourned at 8:57 p.m. On a motion by Board Member Pile, seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller  
Planning Board Secretary

PB meeting minutes.10-17-2019

Phone: (908) 753-3486 \* Fax: (908) 226-2587 \* Website: [www.painfieldnj.gov](http://www.painfieldnj.gov)