



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 3, 2019 at 7:30 P.M.
PLAINFIELD HIGH SCHOOL, 950 PARK AVENUE
PLAINFIELD NJ

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

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							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							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							12/31/2020 (4 years)
Howard, Anthony	P	P	P	P	E	-	P	P	7:46 P	E	P	-	P	P	-	E	E	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							12/31/2021 (4 years)
McRae, Charles, Councilman	P	P	P	P	P	-	P	P	E	P	P	-	P	P	-	P	P	E							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							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							12/31/2021 (Term of Mayor)
Toth, William	P	P	P	E	P	-	E	E	E	P	E	-	E	E	-	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							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
Maryann Bucci-Carter, 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 Piwowar, of 1129 Myrtle Avenue asked about the name of the Planner and court reporter. Hearing no further questions, the public portion on non-agenda items was closed.

V. MINUTES – none

VI. RESOLUTION(S) (Memorialization)

1) TODN - North Avenue Redevelopment Plan Amendment – Chairman Scott Bey asked if there were any questions and/or comments from the board regarding the resolution for memorialization. Hearing none, he entertained a motion. On a motion by Board Member McRae, seconded by Board Member Pile, the board voted as follows granting seconded by adopt the TODN-North Avenue Redevelopment Plan Amendments as stipulated.

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Scott Bey	El-Amin	McRae	Pile	Toth	Blanco
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Six in favor. None opposed. None abstained.

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

➤ Chairman Scott Bey asked if there were any questions and/or comments from the board regarding the resolution for memorialization. Hearing none, he entertained a motion. On a motion by Board Member Pile, seconded by Board Member El-Amin, the board voted as follows granting final site plan approval to Elmwood Square Urban Renewal, LP with conditions.

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Scott Bey	El-Amin	McKenna	McRae	Pile	Toth	Blanco
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Seven in favor. None opposed. None abstained.

VII. DEVELOPMENT APPLICATION(S) -none

VIII. REDEVELOPMENT STUDY(S)

1) TODD South Redevelopment Area In Need of Redevelopment Study Condemnation.

- Steven Martini, Professional Planner, of Nishuane Group LLC, 105 Grove Street, Montclair, New Jersey was sworn in to provide testimony on behalf of the TODD South Redevelopment Area. Mr. Martini made a presentation on the overview of the area in need of redevelopment study condemnation.
- Shawna Ebanks, an Associate of Nishuane Group, 105 Grove Street, Montclair, New Jersey was sworn in to provide testimony on behalf of the TODD South Redevelopment Area. Ms. Ebanks made a power point presentation and described the purpose and intent, the statutory criteria and properties involved in the TODD South study area. Ms. Ebanks explained that the investigation includes site visits,

research and obtain records, property analysis which include existing conditions, characteristics that meet the LRHL (Local Redevelopment and Housing law) requirements. She talked about the criteria's A through H depicting the existing conditions.

- The board hearing no further testimony, opened the hearing for public questions and/or comments. Lori Trachtenberg, of 3 Wick Road, East Brunswick, NJ represented on behalf of her parents and asked if this redevelopment is a bonus for the property owners; Al Green, of 140 East Fifth Street, Plainfield NJ talked about graffiti on the building and that the building is in decent shape; David Ornetta, of 8 Hyland Street, Green Brook NJ the time frame of redevelopment and the meaning of condemnation; Gerry Kitsopoulos, of 325 Park Avenue, Plainfield NJ asked if the redevelopment was published and which newspapers and he wants to contest his property included in the redevelopment process; John Adams, of 15 Dogwood Drive, Whitehouse Station, NJ ; Laura Diaz, of 223 Cedar brook Avenue, South Plainfield NJ confirmed that the lot is vacant and there is homeless people and trash debris, but they clean it up and fix the problem; Nancy Piwowar, of 1129 Myrtle Avenue, Plainfield NJ mentioned that the YMCA should be noted in the Civic Historic District and if the State Historic Preservation was notified. She also made mention of a historic property that was the old police station.
- Board Members, Board Attorney, Board Planner, and Aisha Cooper responded to questions of the public. After there being no further discussion, the public portion of the hearing was closed.
- Chairman Scott Bey asked if there was any further discussion of the board. Hearing none, he entertained a motion. On a motion by Board Member Pile and seconded by Board Member McRae, the board voted as follows recommending an area in need of redevelopment for the TODD South Study Condemnation as written.
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Scott Bey	Howard	McRae	Pile	Toth	Blanco
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Six in favor. Two opposed (El-Amin and McKenna) None abstained.

2) TODD South Redevelopment Area In Need of Redevelopment Study Non-Condemnation.

- Steven Martini, Professional Planner and Shawna Ebanks, an associate, both of Nishuane Group LLC, 105 Grove Street, Montclair, New Jersey remained under oath. Mr. Martini explained that the purpose of the TODD South Redevelopment Area In Need of Redevelopment Study Non-Condemnation is to examine the properties in the study area to find if the area is in need of redevelopment in accordance to the Local Redevelopment Housing Law. He talked about the work included many site visits, research, obtain various municipal records, property analysis of existing conditions and characteristics that meet the LRHL (Local Redevelopment and Housing law) requirements. Discussion on the type of criteria's A through H depicting the existing conditions for determining an area in need of redevelopment.
- Ms. Ebanks talked about the area is boundaries are around the New Jersey Transit rail line, the study consists of 86 parcels, the type of existing uses, zoned in the TODD/CBD (Transit Oriented Development Downtown/Central Business District, sand the area is located in the Urban Enterprise zone (UEZ) and fits within the characteristic of a smart Growth Area. After there being no further testimony, Chairman opened the meeting for questions and/or comments from the public.
- Public questions and/or comments: Gregory Verb, of 600 Park Avenue, expressed concern about the report of disrepair on a particular property; Jeffrey Dunn, of 320 Park Avenue, asked about the difference between condemnation and noncondemnation. Board Members, Board Attorney and Board Planner responded to questions of the public. After there being no further questions and/or comments, the public portion of the hearing was closed.

- Chairman Scott Bey asked if the board had any questions and/or comments. Hearing none, he entertained a motion.
- On a motion by Board Member McRae and seconded by Board Member Pile, the board voted as follows recommending an area in need of redevelopment for the TODD South Study Non-Condensation as written.

➤	Scott Bey	El-Amin	Howard	McKenna	McRae	Pile	Toth	Blanco
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Eight in favor. None opposed. None abstained.

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 10:13 p.m. On a motion by Board Member McRae, seconded by Board Member Pile.

Respectfully submitted,

Rosalind Miller
 Planning Board Secretary

PB meeting minutes.10-3-2019