



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
THURSDAY FEBRUARY 21, 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

Chairman Scott Bey called the meeting to order at 7:32 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									-												12/31/2020 (4 years)
Baldwin, Horace, Vice Chairman	P	P	P									-												12/31/2021 (4 years)
El-Amin, Siddeeq W.	P	P	8:01 pm									-												12/31/2020 (4 years)
Howard, Anthony	P	P	P									-												12/31/2019 (1 year)
McKenna, Sean C.	P	P	P									-												12/31/2021 (4 years)
McRae, Charles, Councilman	P	P	P									-												12/31/2019 (1 year)
Person, Barry (succeeds Maritza Hall)	P	P	P									-												12/31/2022 (4 years)
Mayor Adrian O. Map Pile, Carmencita (Designee)	P	P	P									-												12/31/2021 (Term of Mayor)
Toth, William	P	P	P									-												12/31/2019 (4 years)
Hunt, Rick, Alternate No.1 (succeeds Barry Person)	P	P	E									-												12/31/2019 (2 years)
Blanco, Alma, Alternate No.2	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
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 on non-agenda items was closed.
- V. MINUTES** – On a motion by Board Member McKenna, seconded by Board Member McRae, the board accepted the reorganization meeting minutes of January 17, 2019 as presented by voice vote from eligible members. The reorganization meeting minutes have been adopted into the record.
- VI. RESOLUTION(S) (Memorialization)** – East Third Street and Richmond Street Redevelopment Plan – After review of the resolution, Chairman Scott Bey entertained a motion. On a motion by Vice Chairman Baldwin and seconded by Mayor’s Designee Pile, the board voted as follows recommending city council to adopt the modified East Third Street and Richmond Street Redevelopment Plan as written.

Scott Bey	Baldwin	El-Amin	Howard	Person	Pile	McRae	Toth
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Eight in favor. None opposed. None abstained.

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2018-39	New Jersey American Water Company	1292-1330 North Avenue	460	7	LI Light Industrial Zone

- Board Attorney Vignuolo advised the board that he is in receipt of a letter from the applicant’s attorney dated February 19, 2019 requesting adjournment to the next available board meeting. The board carried this application to April 4th, 2019. It was announced that there will be no further public notice required.

VIII. REDEVELOPMENT STUDY(S) - none

IX. REDEVELOPMENT PLAN(S)

1)

- TODN – North Avenue Redevelopment Plan – Amendments
- Michele Delisfort, PP, AICP and Mrunmayee Atre, both of Nishuane Group LLC made a presentation to address the amendments discussed by the board at a previous hearing. Ms. Atre talked about bulk standards regulation for the front yard, side yard and rear yard setback from the property line in the train-side commercial district, building coverage, density, floor area ratio, building height and the number of stories in the train-station area from the property line. Ms. Delisfort responded to questions regarding to intensify residential area on North Avenue and encourage mixed use commercial development on South Avenue area.
- Board Members, Board Attorney and Nishuane Group had extensive discussion regarding variations for architectural massing, revisit the definitions/language and type of townhouses within the plan. Some Board members encourage to include three bedroom townhouses within the plan.
- Department Director of Economic Development Valerie Jackson made comment regarding the differences between a TOD vs. transit village districts, the number of bedrooms and the number of school children in the TOD districts and there is data prepared by Rutgers University that shows the definitions between the two.
- After there being no further discussion from the board, Chairman Scott Bey opened the meeting for public comments. Hearing none, the public portion of the hearing was closed.

- Chairman Scott Bey asked if the board had any further comments. Hearing none, he entertained a motion. On a motion by Councilman McRae and seconded by the Mayor's Designee Pile, the board voted as follows forwarding the board's recommendation for council adoption of the TODN – North Avenue Redevelopment Plan with amendments.

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Scott Bey	Baldwin	Howard	Person	Pile	McRae	Blanco
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Seven in favor. Two opposed (Board Members McKenna, Toth) No abstentions.

2) TODN – South Avenue Redevelopment Plan – Amendments

- Ms. Atre addressed the bulk standards regulation for the front yard, side yard and rear yard setback from the property line in the train-side commercial district, building coverage, density, floor area ratio, building height and the number of stories in the train-station area from the property line.
- There were recommendations made to include variations for architectural massing, some revisions to the definitions/wording, and adding electrical vehicle charging station to the permitted uses. After there being no further discussion of the board, Chairman Scott Bey opened the meeting for public questions, comments and/or statements.
- James Spear, of 609 Belvidere Avenue, made comments in regards to walking/bicycle paths was encouraged by the city residents. He asked that three bedroom townhouses be considered. After there being no further comments from the public. The public portion of the hearing was closed.
- Chairman Scott Bey asked if there were any further recommendations from the board. Hearing none, he entertained a motion. On a motion by Mayor's Designee Pile and seconded by Board Member Person, the board voted as follows forwarding the board's recommendation for council adoption of the TODN – South Avenue Redevelopment Plan with amendments.

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Scott Bey	Baldwin	El-Amin	Howard	Person	Pile	McKenna	McRae
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Eight in favor. None opposed. One abstention (Board Member Toth)

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 9:01p.m. On a motion by Board Member McKenna, seconded by Board Member El-Amin.

Respectfully submitted,

Rosalind Miller
 Planning Board Secretary

PB meeting minutes.2-21-2019