



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 7, 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 7:31 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													Term Of Office												
	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	
Scott Bey, Ron, Chairman	P	P										-													12/31/2020 (4 years)
Baldwin, Horace, Vice Chairman	P	P										-													12/31/2021 (4 years)
El-Amin, Siddeeq W.	P	P										-													12/31/2020 (4 years)
Howard, Anthony	P	P										-													12/31/2019 (1 year)
McKenna, Sean C.	P	P										-													12/31/2021 (4 years)
McRae, Charles, Councilman	P	P										-													12/31/2019 (1 year)
Person, Barry (succeeds Maritza Hall)	P	P										-													12/31/2022 (4 years)
Mayor Adrian O. Map Pile, Carmencita (Designee)	P	P										-													12/31/2021 (Term of Mayor)
Toth, William	P	P										-													12/31/2019 (4 years)
Hunt, Rick, Alternate No.1 (succeeds Barry Person)	P	P										-													12/31/2019 (2 years)
Blanco, Alma, Alternate No.2	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. Nancy Piwowar, of 1129 Myrtle Avenue reported about garages and that people are not using them for vehicles, but using for entertainment purposes, specifically over the weekend, people not using the proper lavatory creates health concerns. Ms. Piwowar made a recommendation to strengthen the definition of garage use and maybe include the in newsletters and/or tax bills that prohibits entertainment purposes. After there being no further concerns of the public, the public portion on non-agenda items was closed.

V. MINUTES – On a motion by Board Member Howard, seconded by Board Member Person, the board accepted the meeting minutes of October 18, 2018; November 1, 2018; December 6, 2018; and December 20, 2018 as presented by voice vote from eligible members. The minutes of October 18, 2018; November 1, 2018; December 6, 2018; and December 20, 2018 have been adopted into the record.

VI. RESOLUTION(S) (Memorialization)

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

➤ 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 Board Member Toth, seconded by Board Member McRae, the board voted to dismiss this application without prejudice due to the applicant's failure to proceed as written.

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

VII. DEVELOPMENT APPLICATION(S) - none

VIII. REDEVELOPMENT STUDY(S) - none

IX. REDEVELOPMENT PLAN(S)

1) TODN – North Avenue Redevelopment Plan –

➤ Shawna Ebanks, 139 N. Clinton Street, East Orange NJ and Mrunmayee Atre, 40 Congress Street, Newark NJ was sworn in by Planning Board Attorney Vignuolo to provide testimony on behalf of the redevelopment plan. Ms. Atre addressed the permitted uses to the North Avenue trainside zone area, including minimum lot area, density, minimum front, rear and sideyard setbacks, and minimum percentage of commercial space and permitting residential units on the ground floor.

➤ Board Members, Board Attorney Vignuolo and Ms. Atre, of Nishuane had discussion regarding the proposed amendment indicate the area is located in a flood zone and there are State of New Jersey Department of Environmental Protection requirements for development in the flood zone area which cause the amendments to include an emergency access and discussion regarding minimum rear yard setback from the property line. After there being no further discussion, Chairman Scott Bey opened for public questions, statements and/or comments. Hearing none, the public portion of the hearing was closed. Chairman Scott Bey asked for a motion to table the TODN – North Avenue Redevelopment Plan. On a motion by Board Member McKenna and seconded by Board Member El-Amin, the board voted as follows to table the North Avenue Redevelopment Plan to the next available meeting.



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

- 2) East Third Street and Richmond Street Redevelopment Plan Amendment
- Board Members, Board Attorney Vignuolo and Ms. Atre, of Nishuane had discussion regarding the proposed land uses, bulk standards, minimum front yard and rear yard setbacks, maximum number of stories and parking requirements for studios, encourage higher density in a transit oriented development area, improve streetscape, encourage commercial uses and percentage of commercial space, architectural standards, building mass, design standards and wording in the definitions.
- Chairman Scott Bey opened for public questions, statements and/or comments. Hearing none, the public portion of the hearing was closed.
- Chairman Scott Bey asked for a motion. On a motion by Councilman McRae and seconded by Mayor’s Designee Pile, the board voted as follows recommending council to adopt East Third and Richmond Street Redevelopment Plan with corrections.



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

X. CAPITAL IMPROVEMENT PROGRAM - none

XI. OLD BUSINESS – none

XII. NEW BUSINESS – Chairman Scott Bey announced the date, time and place of the city joint board meeting to be held on Saturday, March 16, 2019 from 9:00 a.m. to 12 noon in the City Hall Library.

XIII. ADJOURNMENT –

- There being no further business, the meeting was adjourned at 8:47p.m. on a motion by Councilman McRae, seconded by Board Member Person.

Respectfully submitted,

Rosalind Miller
 Planning Board Secretary

PB meeting minutes.2-7-2019