



**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 MARCH 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 7:32 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	P								-													12/31/2020 (4 years)
Baldwin, Horace, Vice Chairman	P	P	P	P								-													12/31/2021 (4 years)
El-Amin, Siddeeq W.	P	P	8:01 pm	E								-													12/31/2020 (4 years)
Howard, Anthony	P	P	P	P								-													12/31/2019 (1 year)
McKenna, Sean C.	P	P	P	P								-													12/31/2021 (4 years)
McRae, Charles, Councilman	P	P	P	P								-													12/31/2019 (1 year)
Person, Barry (succeeds Maritza Hall)	P	P	P	E								-													12/31/2022 (4 years)
Mayor Adrian O. Map Pile, Carmencita (Designee)	P	P	P	P								-													12/31/2021 (Term of Mayor)
Toth, William	P	P	P	E								-													12/31/2019 (4 years)
Hunt, Rick, Alternate No.1 (succeeds Barry Person)	P	P	E	P								-													12/31/2019 (2 years)
Blanco, Alma, Alternate No.2	P	P	P	E								-													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** – none

**VI. RESOLUTION(S) (Memorialization) –**

1) **TODN – South Avenue Redevelopment Plan**

Chairman Scott Bey asked if there were any question and/or comment regarding the resolution. Hearing none, he entertained a motion to memorialize the resolution. 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 TODN-South Avenue Redevelopment Plan as written.

Scott Bey	Baldwin	Howard	Pile	McRae	McKenna
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Six in favor. None opposed. None abstained.

2) **TODN – North Avenue Redevelopment Plan**

Chairman Scott Bey asked if there were any question and/or comment regarding the resolution. Hearing none, he entertained a motion to memorialize the resolution. On a motion by Board Member Howard and seconded by Mayor's Designee Pile, the board voted as follows recommending city council to adopt the TODN-North Avenue Redevelopment Plan as written.

Scott Bey	Baldwin	Howard	Pile	McRae
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Five in favor. None opposed. None abstained.

**VII. DEVELOPMENT APPLICATION(S)**

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2019-02	South Terrill Urban Renewal, LLC	1444-1470 South Avenue & 512-516 Terrill Road	625	29, 30, 31, 32, 33, & 35	Part of the South Avenue East Redevelopment Plan

3/7/19 1<sup>st</sup> hearing carried; 3/20/19

- Chairman Scott Bey reported that the board reschedule the March 21, 2019 to March 20<sup>th</sup>, 2019 at which time this application will be carried to March 20, 2019 board meeting to be held at Plainfield High School, 950 Park Avenue, Plainfield N.J. at 7:30 p.m. The proposal is for preliminary and final site plan approval to combine Lots 29-32, and 35, block 625 and construct a Wawa food market and fueling station. The proposal has been carried to give ample time for the applicant to review all city official reports.

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

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

**X. CAPITAL IMPROVEMENT PROGRAM** - none

**XI. OLD BUSINESS** – none

**XII. NEW BUSINESS** – City Planner Nierstedt made an announcement regarding a Land Use Joint board meeting to be held Saturday, March 16, 2019, 9:30 a.m. to 12:30 p.m. location at City Hall Library, City Hall, 515 Watchung Avenue, Plainfield New Jersey.

**XIII. ADJOURNMENT**

- There being no further business, the meeting was adjourned at 7:44p.m. On a motion by Board Member Howard, seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller  
Planning Board Secretary

PB meeting minutes.3-7-2019

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