



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 APRIL 18, 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	P	-	P																	12/31/2020 (4 years)	
Baldwin, Horace, Vice Chairman	P	P	P	P	P	-	P																		12/31/2021 (4 years)
El-Amin, Siddeeq W.	P	P	8:01 pm	E	P	-	P																		12/31/2020 (4 years)
Howard, Anthony	P	P	P	P	E	-	P																		12/31/2019 (1 year)
McKenna, Sean C.	P	P	P	P	P	-	P																		12/31/2021 (4 years)
McRae, Charles, Councilman	P	P	P	P	P	-	P																		12/31/2019 (1 year)
Person, Barry (succeeds Maritza Hall)	P	P	P	E	P	-	E																		12/31/2022 (4 years)
Mayor Adrian O. Map Pile, Carmencita (Designee)	P	P	P	P	E	-	E																		12/31/2021 (Term of Mayor)
Toth, William	P	P	P	E	P	-	E																		12/31/2019 (4 years)
Hunt, Rick, Alternate No.1 (succeeds Barry Person)	P	P	E	P	P	-	E																		12/31/2019 (2 years)
Blanco, Alma, Alternate No.2	P	P	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
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 expressed concern about detached garages used as “bars” and entertainment areas and it has become a safety and health issue. She asked if the board could review ordinances and not allow that use. Chairman Scott Bey explained that it is an issue of noise/disturbance. Timothy Priano, of Martine Avenue asked if that becomes a density issue turning garages into apartments. Board Attorney Vignuolo advised that it is an enforcement issue. After there being no further public questions and/or comments, the public portion on non-agenda items was closed.

V. MINUTES – Chairman Scott Bey entertained a motion to adopt the February 7, 2019 meeting minutes. On a motion by Board Member McKenna and seconded by Councilman McRae, the meeting minutes of February 7, 2019 was adopted into the record by members eligible to vote.

VI. RESOLUTION(S) (Memorialization)

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

➤ Chairman Scott Bey asked if the board had any questions and/or comments in regards to the resolution memorialization granting preliminary site plan approval. Board Member El-Amin made comment in regards to the language and condition of approval related to security cameras. Board Member McKenna asked that granting a preliminary site plan approval be explained. Board Attorney Vignuolo stated the statute on preliminary site plan vs. final approval.

➤ After there being no further questions and/or comments, Chairman Scott Bey entertained a motion. On a motion by Councilman McRae and seconded by Vice Chairman Baldwin, the board voted as follows adopting the resolution memorialization for preliminary approval for retail convenience with fuel pumps, hours of operation will be 24 hours a day/7 day a week and on-site parking spaces with conditions.

➤

Scott Bey	Baldwin	McRae	Blanco
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Four in favor. None opposed. No abstentions.

VII. DEVELOPMENT APPLICATION(S)

VIII. REDEVELOPMENT STUDY(S) - none

IX. REDEVELOPMENT PLAN(S) - none

X. CAPITAL IMPROVEMENT PROGRAM - none

XI. OLD BUSINESS – none

XII. NEW BUSINESS – Board Secretary Miller read into the records a Resolution of Appreciation for services rendered as the City of Plainfield Planning Board Attorney - Janine G. Bauer, Esq. from January 1, 2016 through December 31, 2018. The Board adopted this resolution by unanimous vote and that this resolution is to be forwarded to Janine G. Bauer, Esq. as presented.

XIII. ADJOURNMENT

- There being no further business, the meeting was adjourned at 8:05 p.m. On a motion by Vice Chairman Baldwin, seconded by Board Member McKenna.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.4-18-2019

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