



**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 MAY 2, 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	P				-													12/31/2020 (4 years)
Baldwin, Horace, Vice Chairman	P	P	P	P	P	-	P	P				-													12/31/2021 (4 years)
El-Amin, Siddeeq W.	P	P	8:01 pm	E	P	-	P	P				-													12/31/2020 (4 years)
Howard, Anthony	P	P	P	P	E	-	P	P				-													12/31/2019 (1 year)
McKenna, Sean C.	P	P	P	P	P	-	P	E				-													12/31/2021 (4 years)
McRae, Charles, Councilman	P	P	P	P	P	-	P	P				-													12/31/2019 (1 year)
Person, Barry (succeeds Maritza Hall)	P	P	P	E	P	-	E	P				-													12/31/2022 (4 years)
Mayor Adrian O. Map Pile, Carmencita (Designee)	P	P	P	P	E	-	E	P				-													12/31/2021 (Term of Mayor)
Toth, William	P	P	P	E	P	-	E	E				-													12/31/2019 (4 years)
Hunt, Rick, Alternate No.1 (succeeds Barry Person)	P	P	E	P	P	-	E	P				-													12/31/2019 (2 years)
Blanco, Alma, Alternate No.2	P	P	P	E	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** – Chairman Scott Bey entertained a motion to adopt the February 21, 2019; March 7, 2019; March 20, 2019; and April 18, 2019 meeting minutes. On a motion by Vice Chairman Baldwin and seconded by Councilman McRae, the meeting minutes was adopted into the record by members eligible to vote.

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

**VII. DEVELOPMENT APPLICATION(S)**

1)

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

- Board Attorney Peter Vignuolo advised that the applicant provided affidavit of mailings and publication in order and that the board has jurisdiction to hear the application.
- Frank Tedesco, Esq., of Dilworth, Paxson, LLP, 457 Haddonfield Road, Cherry Hill New Jersey represented on behalf of the applicant. Mr. Tedesco reported that the property is located at 1292-1330 North Avenue, Block 460, Lot 7. He explained that the applicant is seeking preliminary and final site plan approval to construct a new office building and to provide on-site parking spaces.
- Michael Bange, Senior Operations Manager, of 1341 North Avenue, Plainfield New Jersey was sworn in to provide testimony on behalf of the application. Mr. Bange talked about the current conditions of the professional employees working in the basement of the 1331 North Avenue building which is across the street. He said that they are seeking to relocate the professional employees to the proposed site, provide lockers/showers, training room, and office space. He talked about the hours of operation are from 7:00 p.m. to 5:00 p.m., Monday through Friday. He said it includes a weekend/emergency shift of 5 employees and they type of vehicles are cars, vans, small trucks which are out on the road all day in the field. He reported that the Water Company has been in the city for over 125 years.
- Greg Domalewski, Licensed Professional Engineer, of MidAtlantic Engineering Partners, 5 Commerce Way, Hamilton, New Jersey was sworn in to provide testimony on behalf of the application. Mr. Domalewski said that he has been qualified before this board in the past. The board accepted his qualifications. He presented Exhibit A1 depicted a rendering of the proposed 2-story building and a 1 ½ story existing garage that is to remain; He reported on the surrounding properties which are owned by the New Jersey American Water and in the rear of the proposed building is the New Jersey Transit Rail Line. The proposal include on-site parking with the standard size parking stall along the building including 3 handicap parking spaces, and in the rear are larger parking stalls for the trucks. He talked about the proposed signs, lighting, trash enclosure located in the rear, removal of existing chain link fence to be replaced with a 6 foot high decorative fence matching a site located across the street, all utilities to be hooked up, three condenser units proposed and a gas generator, new sidewalks, landscaping throughout the site, some street trees proposed and picnic benches.
- Joseph McKernan, Registered Architect, of 100 Dobbs Lane, Cherry Hill, New Jersey was sworn in to provide testimony on behalf of the application. Mr. McKernan submitted Exhibit A2 depicted the front and rear elevations of the proposed building a replicate of the newly built truck port building across the street. He talked about the material of the building to be earth tone with crank out type windows, rear entrance, asphalt shingle roof, and solar efficient. Mr. McKernan presented Exhibit A3 depicted floor plan showing

women's locker room/bathroom and men's locker room/bathroom, equipment locker rooms, conference room, office space, elevator to the second floor depicts office space, women's bathroom and men's bathroom, conference room, lunch room, copier room and electrical utility room.

- Paul Paparella, Licensed Professional Planner, of 111 Wood Avenue South, Iselin New Jersey was sworn in to provide testimony on behalf of the application. Mr. Paparella explained that the proposed site is located in the LI Light Industrial zone and its surrounding properties of the proposed site. He talked about the proposal requires relief from supplementary zone regulations, waivers from design and performance standards. The proposal is to demolish an existing one story building and construct a two-story office building. The site improvements include 72 parking spaces, pedestrian walkways, few picnic tables, loading/unloading area, trash enclosure, a generator, retaining wall, LED lighting and some landscaping. He concluded that there is no detriment to the public good and compatible in the Light Industrial zone.
- Board members reviewed the city official reports and asked if there any issues the applicant could not comply with.
- Mr. Bange reported on an overall total of 125 employees, but the majority are out on the road seven days a week with the exception of office/clerical staff. He reported that New Jersey American Water has been responsible to water supply, meter reading, maintenance, fire protection and other emergencies to 24 towns in the Counties of Union, Middlesex and Somerset.
- After there being no further testimony or submission of exhibits from the professionals, the meeting was opened for public questions and/or comments.
- Nancy Piwowar, of 1129 Myrtle Avenue asked about water run-off/drainage. Mr. Domalewski responded that they are proposing to install a storm water system. Ms. Piwowar made a statement that she appreciates the New Jersey American Water Company continues to remain invested in this town.
- After there being no further questions and/or comments from the public, the public portion of the hearing was closed.
- After there being no further discussion from the board members, Chairman Scott Bey entertained a motion. On a motion by Mayor's Designee Pile and seconded by Board Member Person, the board voted as follows granting preliminary and final site plan approval to demolish an existing one story building and construct a two-story office building including site improvements and 72 parking spaces as stipulated.

➤	Scott Bey	Baldwin	El-Amin	Howard	McRae	Person	Pile	Hunt	Blanco
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- Nine in favor. None opposed. None abstained.

**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.5-2-2019

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