



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 JULY 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 7:31 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	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	P	P	P	-	P												12/31/2020 (4 years)
Baldwin, Horace, Vice Chairman	P	P	P	P	P	-	P	P	7:39 P	P	P	-	P												12/31/2021 (4 years)
El-Amin, Siddeeq W.	P	P	8:01 pm	E	P	-	P	P	P	P	P	-	P												12/31/2020 (4 years)
Howard, Anthony	P	P	P	P	E	-	P	P	7:46 P	E	P	-	P												12/31/2019 (1 year)
McKenna, Sean C.	P	P	P	P	P	-	P	E	E	P	E	-	7:40 P												12/31/2021 (4 years)
McRae, Charles, Councilman	P	P	P	P	P	-	P	P	E	P	P	-	P												12/31/2019 (1 year)
Person, Barry (succeeds Maritza Hall)	P	P	P	E	P	-	E	P	P	P	P	-	P												12/31/2022 (4 years)
Mayor Adrian O. Map Pile, Carmencita (Designee)	P	P	P	P	E	-	E	P	P	P	P	-	P												12/31/2021 (Term of Mayor)
Toth, William	P	P	P	E	P	-	E	E	E	P	E	-	E												12/31/2019 (4 years)
Hunt, Rick, Alternate No.1 (succeeds Barry Person)	P	P	E	P	P	-	E	P	P	P	P	-	P												12/31/2019 (2 years)
Blanco, Alma, Alternate No.2	P	P	P	E	P	-	P	P	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
Scott Bauman, PP, AICP	Principal Planner
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) - none

VII. DEVELOPMENT APPLICATION(S)

1)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2019-07	1322 South Ave Enterprises LLC	1314-1326 South Avenue	625	15	NC Neighborhood Commercial

- Priscilla Triolo, Esq., of Bittiger Elias & Triolo, P.C., 12 Route 17 North, Paramus, New Jersey represented the applicant. Ms. Triolo explained that the applicant is requesting to convert vacant space of a one-story strip mall building to a laundromat with 40 washers and 44 dryers, water usage, no exterior changes proposed for the existing building, parking spaces exist and exterior lighting exist.
- After review of the waivers listed in the Planner’s report dated July 8, 2019, the board granted those waivers.
- Christine R. Balint, Registered Architect, of 127 Wilson Avenue, Aberdeen, New Jersey was sworn in to provide testimony on behalf of the application. Ms. Balint talked about the proposed interior changes, entry doors, and laundromat space for 40 washers and 44 dryers, installing a new bathroom and ADA compliant bathroom, and signage. She presented Exhibit A1 depicting a photograph of the existing front of the building.
- Charles Osterkorn, of Omland & Osterkorn, 22 Madison Heights, Wyckoff New Jersey was sworn in to provide testimony on behalf of the application. Mr. Osterkorn briefly stated his credentials as a Licensed Professional Engineer. He reported that he has testified before various Planning and Zoning Board of Adjustment in the State of New Jersey. The Board accepted Mr. Osterkorn’s credentials. He responded to questions in regards to the existing conditions and proposed use, location of the dumpster/recyclables in the rear of property enclosed by chain-link fence.
- King Lee, of Dexter Equipment, New York, NY area. Mr. Lee is the sales manager for laundry equipment. He was sworn in to provide testimony on behalf of the application. Mr. Lee talked about the new and improved laundry facilities and equipment, water usage per day, much of the water is absorbed by the clothing and not so much water is discharged into the sanitary sewer system.
- The Board addressed the Board Engineer’s report dated July 18, 2019 in regards to a new water line. The applicant agreed to install a new water line.
- Kevin Adkins, CEO, reported he has been in the laundry business for over 15 years, has 6 other facilities in New Jersey, the hours of operation for wash is from 7:00 a.m. to 10:00 p.m., but closes at 11:00p.m., three employees per three shifts, and other services include wash and fold. He talked about security and that there will be a camera system.
- After hearing no further testimony of the professionals, Chairman Scott Bey opened the meeting to the public. Chad Przybylko, of 1317 East Seventh Street, expressed

concern in regards to the location of the dumpster and asked that it not be picked up 3:00 a.m., but picked up during the day or later in the evening.

- After there being no further concerns of the public, the public portion of the hearing was closed.
- The Board made recommendations that applicant comply subject to all city official reviews of approval.
- After there being no further recommendations, Chairman Scott Bey entertained a motion. On a motion by Board Member McKenna and seconded by Mayor's Designee Pile, the board voted as follows granting preliminary and final site plan approval to convert vacant space of a one-story strip mall building to a laundromat with 40 washers and 44 dryers as stipulated.

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

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2018-35	J&C Realty Inc.	120-128 West 7 th Street	712	2	TODD/TD Zone Transit Oriented Development Downtown/Transit District Zone

- Richard Schkolnick, Esq., of 180 River Road, Summit, New Jersey represented on behalf of the applicant. Mr. Schkolnick explained that the applicant is seeking approval for change of tenancy and change of use for a house of worship. The application requires waiver of site plan approval and parking variance of the existing structure. Exhibits A1 and A2 was submitted depicting number of congregants and parking census chart.
- Allende Matos, Registered Architect, of AM Architect's Studio, LLC, 545 Lexington Avenue, Clifton, New Jersey. Mr. Matos was sworn in to provide testimony regarding signage, existing floor plan, entrance/exit and parking.
- George Dinis, Pastor of the Church, of 100 Mulberry Street, Newark, New Jersey remain under oath on behalf of the application. Pastor Dinis explained the hours of operation, number of congregants and transportation.
- After there being no further testimony, Chairman Scott Bey opened the meeting for public questions and/or comments. Hearing none, the public portion of the hearing was closed.
- The board made comments regarding no more than 20 congregants and comply with the sign regulations. After hearing no further comments, a motion was made by Board Member McKenna and seconded by Mayor's Designee Pile granting a change of tenancy and change of use for a house of worship as stipulated.

Baldwin	El-Amin	McKenna	McRae	Person	Pile	Hunt
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Seven in favor. One opposed (Scott Bey). None abstained.

VIII. REDEVELOPMENT STUDY(S) - none

IX. REDEVELOPMENT PLAN(S) - none

X. CAPITAL IMPROVEMENT PROGRAM – none

XI. OLD BUSINESS – none

XII. NEW BUSINESS – Chairman Scott Bey read into the record a resolution of appreciation for services rendered for former Planning Board Attorney Janine G. Bauer, Esq.

XIII. ADJOURNMENT

- There being no further business, the meeting was adjourned at 10:05 p.m. On a motion by Vice Chairman Baldwin, seconded by Mayor Designee Pile.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.7-18-2019