



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 SEPTEMBER 19 2019 at 7:30 P.M.
CITY HALL LIBRARY, 515 WATCHUNG AVENUE

RON SCOTT BEY, CHAIRMAN
HORACE BALDWIN, VICE CHAIRMAN

* * * * *

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 7:34 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	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	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	P	-	P	P								12/31/2020 (4 years)
Howard, Anthony	P	P	P	P	E	-	P	P	7:46 P	E	P	-	P	P	-	E	E								12/31/2019 (1 year)
McKenna, Sean C.	P	P	P	P	P	-	P	E	E	P	E	-	7:40 P	P	-	P	P								12/31/2021 (4 years)
McRae, Charles, Councilman	P	P	P	P	P	-	P	P	E	P	P	-	P	P	-	P	P								12/31/2019 (1 year)
Person, Barry (succeeds Maritza Hall)	P	P	P	E	P	-	E	P	P	P	P	-	P	P	-	P	E								12/31/2022 (4 years)
Mayor Adrian O. Map Pile, Carmencita (Designee)	P	P	P	P	E	-	E	P	P	P	P	-	P	P	-	P	P								12/31/2021 (Term of Mayor)
Toth, William	P	P	P	E	P	-	E	E	E	P	E	-	E	E	-	P	P								12/31/2019 (4 years)
Hunt, Rick, Alternate No.1 (succeeds Barry Person)	P	P	E	P	P	-	E	P	P	P	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	P	-	E	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
Malvika Apte, PP, AICP	Planning Board 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-2019-06	Joshwa Money School, LLC	957-963 Central Avenue	759	13	VWB-1 Van Wyck Brooks Historic District
8/1/19 carried; 9/5/19 carried; 9/19/19 carried; 10/17/19					

➤ Richard Cohen, Esq., of Schiller, Pittenger & Galvin, P.C., represented on behalf of the applicant sent an email dated September 16, 2019 requesting to adjourn to the October 17, 2019 board meeting due to the applicant's engineer is not available. The board carried this application to October 17, 2019. Board Attorney Vignuolo made an announcement that no further notice is required.

2)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB-2018-14	Elmwood Square Urban Renewal LP, c/o The Alpert Group	518-578 West Second Street	235	10	Elmwood Square Gardens Redevelopment Plan

➤ Planning Board Planner Apte explained that the applicant was granted preliminary site plan approval to construct three two-story, and three three-story apartment building totaling 58 affordable housing units and sixty off-street parking spaces. The applicant submitted for final site plan approval with conditions at which time Ms. Apte addressed the conditions to be met. Zachariah Cullen, Professional Engineer, of 1451 Easton Avenue, Somerset New Jersey was sworn in on behalf of the applicant. Mr. Cullen addressed the type of lighting to be decorative. He responded to board questions regarding lighting shielded, no spillage and appropriate. After there being no further questions regarding lighting, the meeting was opened for public questions and/or comments. Hearing none, the public portion of the hearing was closed. Chairman Scott Bey entertained a motion. On a motion by Vice Chairman Baldwin, seconded by Mayor's Designee, the board voted as follows granting final site plan approval as stipulated.

➤	Scott Bey	Baldwin	El-Amin	McKenna	McRae	Pile	Toth	Hunt	Blanco
---	-----------	---------	---------	---------	-------	------	------	------	--------

Nine in favor. None opposed. None abstained.

VIII. REDEVELOPMENT STUDY(S) - none

IX. REDEVELOPMENT PLAN(S) – Review of the TODN North Avenue Redevelopment Plan Amendment - Steven Martini, of Nishuane Group, 105 Grove Street, Montclair, New Jersey was sworn in to provide testimony on behalf of the amended plan. Mr. Martini made a presentation on the amendments to the uses and bulk standards. The board discussed the appearance of the buildings and discourage five feet building setbacks. After there being no further discussion, the meeting was opened for public questions and/or comments. Hearing none, the public portion of the hearing was closed. Chairman Scott Bey asked if the board had any further questions and/or comments. Hearing none, he entertained a motion to approve or deny. On a motion by Councilman McRae and seconded by Mayor's Designee Pile, the board voted as follows granting to adopt the TODN-North Avenue Redevelopment Plan Amendments as stipulated.

➤

Scott Bey	Baldwin	El-Amin	McRae	Pile	Toth	Hunt	Blanco
-----------	---------	---------	-------	------	------	------	--------

Eight in favor. One opposed (McKenna). None abstained.

X. CAPITAL IMPROVEMENT PROGRAM – none

XI. OLD BUSINESS – none

XII. NEW BUSINESS – Master Plan Update – Vice Chairman Baldwin made a preview of dates for public notice has been set for all wards and the dates and locations set will be made public and available on the city website. In addition, there will be workshops in each ward to include millennials, Latinos and high school students.

XIII. ADJOURNMENT

- There being no further business, the meeting was adjourned at 8:36 p.m. On a motion by Vice Chairman Baldwin, seconded by Mayor Designee Pile.

Respectfully submitted,

Rosalind Miller
Planning Board Secretary

PB meeting minutes.9-19-2019