



CITY OF PLAINFIELD

PLANNING DIVISION
515 WATCHUNG AVENUE, ROOM 202
PLAINFIELD, NJ 07060

RON SCOTT BEY, CHAIRMAN
PLANNING BOARD

HORACE BALDWIN, VICE CHAIRMAN
PLANNING BOARD

PLANNING BOARD MEETING MINUTES

DATE: THURSDAY, FEBRUARY 16, 2023

TIME: 7:00 P.M.

LOCATION: 325 WATCHUNG AVENUE, PLAINFIELD NJ

ADRIAN O. MAPP
MAYOR

ie turned off during the Board meeting, unless otherwise stated.
he Board Chairman)

II. OPEN PUBLIC MEETING STATEMENT

"This meeting has been duly advertised in accordance with the Open Public Meetings Act, 10:4-6 et seq. The annual schedule of board meetings has been published in The Courier-News and The Star Ledger on January 25, 2023. In addition, copies of the notice have been posted in the City Clerk and Planning Division offices. This is a regularly scheduled meeting of the Board."

III. ROLL CALL

> Name	J a n 2 0	F e b 2	F E B 1 6	M a r c h 2	M a r c h 1 6	A p r i l 6	A p r i l 2 0	M a y 4	M a y 1 8	J u n e 1	J u n e 1 5	J u l y 6	J u l y 2 0	A u g u s t 3	A u g u s t 1 7	S e p t e m b e r 7	S e p t e m b e r 2 1	O c t o b e r 5	O c t o b e r 1 9	N o v e m b e r 2	N o v e m b e r 1 6	D e c e m b e r 7	D e c e m b e r 2 1	T e r m O f O f f i c e
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Motion to adopt this resolution made by Ms. Pile and second by Mr. Baldwin.

Scott Bey, Ron, Chairman	Yes
Baldwin, Horace, Vice Chairman	Yes
El-Amin, Siddeeq W.	Yes
Workman, Jacqui	Yes
Hunt, Rick	Absent
McRae, Charles, Councilman	Yes
Person, Barry (succeeds Maritza Hall)	Yes
Mayor Adrian O. Map Pile, Carmencita (Designee)	Yes
Toth, William	Absent
Christine Exum Alternate No. 2	Absent

VIII. DEVELOPMENT APPLICATION(S)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB 2022-01	Vietreal United Group LLC	437 West Front Street	239	5.01/7	MU

The Applicant, Vietreal United Group, LLC, is proposing to construct a three-story mixed-use building with a 5,917 square foot footprint. The building will include retail (4,800 square feet of gross floor area) and residential lobby on the first floor, five residential dwelling units on the second floor, and five dwelling units on the third floor. Six (6) apartment units are proposed to be one-bedroom units and four (4) are proposed to be two-bedroom units. The retail space, according to Applicant's Application Statement and the plans, will be used as a laundromat, which is a permitted use in the MU Mixed Use zone. The plans indicate that 108 washers and dryers are proposed: 50 washers and 58 dryers. The basement will include tenant storage spaces and a utility/storage space. The proposed project also includes a parking lot with 36 spaces, stormwater management improvements, site lighting, and other site improvements. The Applicant is seeking

preliminary and final site plan approval for the proposed project, along with bulk and supplementary zoning variance and design standard waivers

Mr. Joseph Castor represents the applicant as the attorney. Mr. Castor gives a summary of the intent of the application.

Mr. Shree Ali is sworn in and represents the applicant's engineer and presents the site plans. Mr. Ali notes that most of the bulk requirements are met with the exception of the front street setbacks. The required front setback is 10' and the proposed is 5'. The other variance requested is for impervious coverage. The plan requires 46 parking spaces, but due to EV spaces they are required 42, and are planning for 36. 2 parking spaces will be ADA compliant. Mr. Ali notes there are 3 more variances and 1 design waiver requested.

Chairman Scott Bey notes his concern about traffic on RT28 and notes that the exit of the lot should include a "no left turn" sign.

Mr. El-Amin asks for clarification on where the EV ports are on the plan. Mr. Ali notes that there are 4 on the plan. 2 will be installed right away and 2 will be "make ready". Ms. Apte notes that there is a residential and commercial requirement for the EV spaces. Mr. Castor notes that, while not guaranteed, the applicant will look towards installing EV charging stations that are not Tesla only functioning.

Ms. Pile asks for clarification of the billboards. Chairman Scott Bey notes that there are no billboards allowed on site.

Chairman Scott Bey asks for a trash plan to clarify questions about hauling. Mr. Castor notes that the applicant will comply with the trash plan request.

Mr. Toth notes that, as this is a new development, the plans should not require as many variances as presented. Mr. Castor notes that due to the requirements imposed by the City, the applicant needed to adjust the site plan to accommodate the ordinance as written.

Ms. Apte asks if there are any notes in the CME letter that are not in agreement to the applicant. Mr. Ali notes they do not have objections.

Mr. David Buckman is sworn in as the applicant's architect and presents the plans.

Chairman Scott Bey asks for where the mail and deliveries would be made, specifically for deliveries that are not USPS. Mr. Buckman does not have an answer for this note this evening.

Mr. Baldwin asks if there will be an on-site manager for the building. Mr. Buckman notes the owner will operate the management needs.

Mr. Hunt asks how the residents would use the Laundromat, to which Mr. Buckman notes that the residents would need to exit the building in order to access the main commercial space.

Ms. Apte asks about the open space required by ordinance. Mr. Buckman notes there will be community space available outside the main residential entrance. The details are to be submitted. Signage permits will be sought after completion.

Mr. Buckman presents the elevations of the building. Total height of the building measures 35 feet at the tallest point.

Chairman Scott Bey asks about access to cable for the residents, which the applicant will be willing to accommodate for.

Mr. Toth asks if the materials will be the same on all four sides. Mr. Buckman notes the front and back will match, but the sides don't match the front.

Mr. Frank Miskovich is sworn in as the traffic consultant for the applicant. Mr. Miskovich notes that he looked at the RSIS and City ordinance for reference on parking. He notes he also references Institute of Traffic Engineers reports as additional reference. He also references the US Census for supply side analysis.

Chairman Scott Bey expresses concerns about traffic, both vehicular and pedestrians during peak hours. Mr. Miskovich notes

Mr. Toth asks for Mr. Miskovich for transit oriented traffic in the area. Mr. Miskovich notes some trends he came across, but not for this particular site.

Vice Chairman Baldwin asks about whether the site can still accommodate visitor parking. Mr. Miskovich confirms that the required visitor parking spaces can be included.

Elizabeth McManus is sworn in as the applicant's planner. Ms. McManus addresses each of the requested variances.

Ms. McManus notes that some of the variances are C-2 variances where the variance would be not for hardship but for general landscape improvement.

Mr. Castor notes that the applicant is willing to convert one of the apartments into a community space.

Nancy Piwowar asks how the smell from detergent will be kept from permeating to the apartments above and also asks who makes sure the parking spaces are not blocked and notes her belief that the no left turn sign comment is prudent due to her observations of the traffic. Mr. Castor notes the ventilation from the laundromat is separated from that of the residential use. The management would be done by the owner.

No further public comment.

The owner Bao Vu is sworn in as a witness. He notes operating hours will be 7am to 10pm with last wash at 8:30. At first there will be 1 employee at a time and 2 employees in total throughout the day. Tenants will bring their refuse from their unit to the dumpster. Trash removal will be during the morning before operating hours to allow for space for the truck to come. Cables for TV and internet will be installed during construction.

Application to be carried to March 16, 2023.

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB 2022-27	1100 SA LLC	1100-1118 South Avenue	623	1, 2,3	TODN

The application, PB 2022-27, has been filed with the City of Plainfield Planning Board for preliminary and final site plan approval for the redevelopment of the site with a six-story multi-family building consisting of one (1) studio unit, 58 one-bedroom units, seven one-bedroom loft units, and 22 two-bedroom units (total of 88 residential units). The schedule of dwelling units on the cover sheet of the architectural plans should be revised to provide the accurate type of loft unit (one-bedroom, not two). The first floor will consist of a covered parking area with, a 1,268 square foot lobby, an 813 square foot gym, and a 1,687 square foot commercial space Access to the parking area is provided via driveway from Belvidere Avenue.

Mr. Reginald Jenkins represents the applicant as the attorney. He gives a brief summary of the project.

Mr. Dennis McNeil is sworn as the owner and applicant of the project. Mr. McNeil describes the history of his purchasing of the property. Mr. McNeil will operate as the property manager. The building will be 88 units with parking underneath the building. He intends to seek a coffee shop to service nearby commuters. The parking will have an elevated rotation system for stacked parking. There will be a trash chute in the building. There will be a live-in superintendent. The facade will be brick and EIFS. Renderings of the lobby, rooftop garden, and units are presented.

Mr. Toth asks if there is a provision for an exhaust fan for the prospective restaurant. The ventilation will go through the roof, confirmed by Mr. McNeil. A physical fitness room will be provided as well. Only one retail space will be provided.

Mr. Toth asks why the variances are needed for a building that is being built from scratch. Mr. McNeil notes that the lot is not regular, but defers to his engineer.

Chairman Scott Bey requests a spec of the rotating parking mechanism.

Ms. Apte asks if there is a reason for not having a contiguous retail space on the frontage of the building despite the redevelopment plan. Mr. McNeil notes that he felt the parking was more important than the retail space.

Robert G. Doogley is sworn in as the architect for the applicant. Mr. Doogley explains the architectural plans as submitted.

Mr. El-Amin notes that there are some units that are undersized. Mr. Doogley notes he will amend that. Mr. El-Amin notes that there are an additional 2 units that are undersized.

Mr. Doogley explains the items on the roof including HVAC and residential use.

Ms. Apte asks if there is a reason for the undersized open space presented as compared to the redevelopment plan. Mr. Dooley notes that 11.9% are grass areas. Ms. Apte notes that those are inaccessible. Mr. Doogley notes that it's all usable.

Mr. Doogley notes that the facade is, in his opinion, harmonious with the rest of the neighborhood.

Ms. Apte asks if there can be punch outs or embellishments on the entire perimeter of the building.

Mr. Paul W. Anderson is sworn in as the applicant's engineer. Mr. Anderson walks through the engineering plans as submitted.

Chairman Scott Bey notes that bathrooms in the lofts of the living quarters should be converted to not have a tub or shower.

Application carried to March 16, 2023.

IX. REDEVELOPMENT STUDY(S)

NONE

X. REDEVELOPMENT PLAN(S)

West End Industrial Corridor Redevelopment Plan

Mr. Steven Martini presents as the planner behind the plan.

Mr. Martini gives a brief history of the sites and presents the plan as submitted.

Nancy Piwowar asks if the South Second Street Youth Center would be repurposed. Mr. Martini notes that it is encouraged but he cannot guarantee anything.

No further comment from the public.

Motion to adopt the West End Industrial Corridor Redevelopment Plan made by Ms. Pile and seconded by Mr. El-Amin

Scott Bey, Ron, Chairman	Yes
Baldwin, Horace, Vice Chairman	Yes
El-Amin, Siddeeq W.	Yes
Workman, Jacqui	Yes
Hunt, Rick	Yes
McRae, Charles, Councilman	Yes
Person, Barry (succeeds Maritza Hall)	Absent
Mayor Adrian O. Map Pile, Carmencita (Designee)	Yes
Toth, William	Yes
Christine Exum Alternate No. 2	Yes

XI. CAPITAL IMPROVEMENT PROGRAM

XII. OLD BUSINESS

XIII. NEW BUSINESS

XIV. ADJOURNMENT

Motion to adjourn made by Mr. El-Amin and seconded by Ms. Workman to unanimous voice vote at 10:40pm.

NOTE 1: All documents are available for inspection at City Hall, Division of Planning, Second Floor-Room 202, 515 Watchung Avenue between 9:30 a.m. to 4:30 p.m.

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