



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



ADRIAN O. MAPP
MAYOR

RON SCOTT BEY, CHAIRMAN
PLANNING BOARD

HORACE BALDWIN, VICE CHAIRMAN
PLANNING BOARD

PLANNING BOARD
MEETING MINUTES

DATE: Thursday, May 18, 2023

TIME: 7:00 P.M.

LOCATION: 325 WATCHUNG AVENUE, PLAINFIELD NJ

ADRIAN O. MAPP
MAYOR

**is turned off during the Board meeting, unless otherwise stated.
 the 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	
Scott Bey, Ron, Chairman	X	X	X		X	X	X																		12/31/2024 (4 years)

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

Memorialization of 1309-1645 West Front Street [CLADE9] (PB 2023-06)

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

Toth, William	Yes
Christine Exum Alternate No. 2	No Vote

Memorialization of 1351-1357 South Avenue [Queen City Remedies] (PB 2023-04)

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

Memorialization of 202 West 7th Street Extension [Amin Family] (PB 2020-05)

Scott Bey, Ron, Chairman	Yes
Baldwin, Horace, Vice Chairman	----
El-Amin, Siddeeq W.	Yes
Workman, Jacqui	No Vote
Hunt, Rick	No Vote

McRae, Charles, Councilman	Yes
Person, Barry (succeeds Maritza Hall)	Yes
Mayor Adrian O. Map Pile, Carmencita (Designee)	Yes
Toth, William	Yes
Christine Exum Alternate No. 2	No Vote

VIII. DEVELOPMENT APPLICATION(S)

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB 2023-01	Leaf Relief	221 Park Avenue	315	10, 11	NAHD – North Avenue Historic District

The application, PB 2023-01, has been filed with the City of Plainfield Planning Board for preliminary and final site plan approval for the refitting of at least a portion of the existing first floor in a commercial building as a cannabis retail dispensary (Class 5). The existing building is located on Lot 11, while Lot 10 is developed with an asphalt parking lot. The Applicant proposes to repave the existing parking lot on Lot 10 and provide additional improvements on the property, including planting areas and a refuse/recycling storage area.

Motion to approve PB 2023-01 made by Ms. Pile and seconded by Mr. El-Amin.

Scott Bey, Ron, Chairman	Yes
Baldwin, Horace, Vice Chairman	Absent
El-Amin, Siddeeq W.	Yes

Workman, Jacqui	Absent
Hunt, Rick	Absent
McRae, Charles, Councilman	Yes
Person, Barry (succeeds Maritza Hall)	Yes
Mayor Adrian O. Map Pile, Carmencita (Designee)	Yes
Toth, William	Yes
Christine Exum Alternate No. 2	Absent

IX. REDEVELOPMENT STUDY(S)

NONE

X. REDEVELOPMENT PLAN(S)

NONE

XI. CAPITAL IMPROVEMENT PROGRAM

XII. OLD BUSINESS

XIII. NEW BUSINESS

XIV. ADJOURNMENT

Motion to adjourn made by Ms. Pile and seconded by Mr. El-Amin to unanimous voice vote at 9:25pm.

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.

Phone: (908) 753-3486 * Fax (908) 226-2587 * Website: www.plainfieldnj.gov