

ADRIAN O. MAPP  
MAYOR

**CITY OF PLAINFIELD**  
DEPARTMENT OF ECONOMIC DEVELOPMENT  
DIVISION OF PLANNING  
PLANNING BOARD  
515 WATCHUNG AVENUE  
PLAINFIELD, NJ 07061



RON SCOTT BEY, CHAIRMAN  
HORACE BALDWIN, VICE CHAIRMAN

**PLANNING BOARD REMOTELY MEETING**

THURSDAY October 6, 2022 at 7:00 P.M.

**VIDEO CONFERENCE CALL**

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**MINUTES**

**NOTE:** Cellular phones are to be turned off during the Planning Board meeting, unless otherwise stated.

➤ **CALL TO ORDER**

Chairman Ron Scott-Bey called the meeting to order at 7:05 p.m. at which time he read the following open public meeting statement:

➤ **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. In addition, this is a video conference call meeting of the Board.

**ROLL CALL**

➤ Name	P	P	P	P	P	P	P	P	P	P	A	P	L	P							Term Of Office
Scott Bey, Ron, Chairman	P	P	P	P	P	P	P	P	P	P	A	P	L	P							12/31/2020 (4 years)

Baldwin, Horace, Vice Chairman	P	P	P	P	P	P	P	P	P	P	P	L	P	A												12/31/2021 (4 years)
El-Amin, Siddeeq W.	P	P	P	P	A	A	P	P	P	P	P	P	A	P												12/31/2020 (4 years)
Workman, Jacqui	P	A	P	A	P	A	P	P	A	P	L	P	P	A												12/31/2020 (1 year)
Hunt, Rick	A	P	P	A	P	P	P	A	A	A	P	P	A	P												12/31/2021 (4 years)
McRae, Charles, Councilman	P	P	P	P	P	A	A	A	P	P	L	P	P	P												12/31/2020 (1 year)
Person, Barry (succeeds Maritza Hall)	P	P	P	P	P	P	P	P	P	P	P	P	P	P												12/31/2022 (4 years)
Mayor Adrian O. Mapp Pile, Carmencita (Designee)	P	P	P	P	P	P	P	P	A	P	P	P	P	A												12/31/2021 (Term of Mayor)
Toth, William	P	P	P	P	P	P	P	P	A	A	P	P	P	P												12/31/2023 (4 years)
Christine Exum Alternate No. 2	P	P	P	P	P	A	A	P	P	A	P	P	P	P												

LEDGER: Present (P) Absent (A): Excused (E): Vacancy (V):

**I. MINUTES**

- o Presentation of September 15, 2022 Minutes
- o Motion to adopt September 15<sup>th</sup> 2022 minutes made by Mr. Person and seconded by Councilman McCrae.
- o Unanimous vote in favor.

**II. RESOLUTION MEMORIALIZATION(S) –**

- o Municipal Complex Redevelopment Plan
- o Motion made by Mr. Person and seconded by Councilman McCrae.

Scott Bey, Ron, Chairman	Yes
Baldwin, Horace, Vice Chairman	-
El-Amin, Siddeeq W.	-
Workman, Jacqui	-
Hunt, Rick	-
McRae, Charles, Councilman	Yes
Person, Barry (succeeds Maritza Hall)	Yes
Mayor Adrian O. Map Pile, Carmencita (Designee)	-
Toth, William	Yes

Christine Exum Alternate No. 2	Yes
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**III. DEVELOPMENT APPLICATION(S) –**

○ **PB 2022-17: 1309-1645 West Front Street**

The application for preliminary and final site plan approval for the development of a portion of the existing multi-tenant industrial building as a cannabis cultivation/manufacturing facility. The Applicant’s attorney indicates that the development will take place in phases, as the Applicant has lease rights to 137,327 square feet in the building. The current proposed phase includes the conversion of 17,000 square feet at the southeast corner of the existing industrial building into cannabis cultivation, processing, and packaging operations

Presentation made by Mr. Joseph Paparo with Porzio Bronberg and Newman who gives a summary of the proposed preliminary and final site plan. Applicant Clade9 looks to occupy approximately 17,000 sqft.

Mr. Paparo notes that the structure is already built, and the space is looking to be fitted for this new cannabis use.

Mr. Paparo notes that the plan has no additional parking, but there is an intent to improve existing parking.

Ms. Apte asks for Mr. Paparo to run through the completeness items drafted by Ms. Apte.

Mr. Paparo asks of Larry Murphy, applicant’s civil engineer, to address some of the completeness items.

Larry Murphy as civil engineer notes that there would be no impact on stormwater performance.

Mr. Murphy notes that the structure does not currently have adequate lighting but will comply with the ordinance for new LED lights and will include such plans in the final site plans.

Mr. Murphy shares his screen with the civil site plans as an exhibit.

Mr. Murphy explains that the needs of the operation do not necessitate a tractor trailer but rather a box truck. Still, Mr. Murphy notes that a refuse truck can maneuver in the allotted space as well of the historically used tractor trailers.

Mr. Murphy notes that the trees requested from the shade tree commission in the parking lot may result in less maneuverability for vehicles and that the trees are best planted elsewhere.

Ms. Apte asks if EV spaces will be provided. Mr. Murphy notes that eh can provide a make ready EV space.

Ms. Apte asks if there is a buffer for the trash enclosure. Mr. Murphy notes that there is no screening but it will be tucked away in the back corner.

Ms. Apte asks if the trees are not able to be planted at the parking lot across the street, would the applicant contribute to the shade tree fund, which is confirmed to be amenable by the applicant.

Ms. Apte asks if the landlord is looking to make improvements to the building. Mr. Paparo notes that the plan is to do so, indeed, however, that would be part of a subsequent phase at a later date.

Mr. El-Amin asks about the future uses of the larger building. Chairman Scott Bey notes that the second phase has not been presented yet and cannot be commented on just now.

Mr. Marcus Kashinsky as the applicant's architect presents.

Mr. Kashinsky notes the uses of the several rooms inside the structure for operational purposes. These rooms include harvesting rooms, dry rooms, distribution rooms, quarantine rooms, safe room, and cloning room. Cannabis waste including stems and roots is moved to the secure waste room until a third party waste disposal company comes to dispose of the waste.

Restrooms and showers are provided in the plans to maintain a clean environment for the employees.

Ali Aslam is an additional architect for the applicant. Mr. Aslam provides additional context for bringing the building up to current codes.

Mr. Toth asks with regard to odor to confirm that people in the neighborhood would not be smelling marijuana. Architects confirm that would not be the case.

Mr. Toth asks if indoor parking is possible now or in the future. Mr. Aslam notes that the parking as available is suitable for the purposes of the space.

Ms. Apte asks about the entry door for the loading dock. Mr. Aslam notes that the loading door will have a security guard to manage the door. A second loading door will be closed with a matching brick façade to hid the old door.

Ms. Apte asks with regards to the social equity agreement requirement for a status update, to which Mr. Paparo notes that the application to the Plainfield Cannabis Commission would go forth contingent on this board's approval.

Mr. John McDonough as the applicant's planner presents.

Mr. McDonough notes that the applicant's intended use follows the current zoning of the area.

Ms. Nancy Piowar 1129 Myrtle Avenue Plainfield asks about procedure and whether the applicant can operate without license. Mr. Paparo notes that the applicant cannot operate without the license but that does not prohibit the applicant for coming before the planning board.

Ms. Piowar asks about the parking being provided for the employees. Mr. Paparo notes that the existing landlord has several tenants who's parking would not be affected by this new tenant.

Ms. Piowar asks if the plans have been reviewed by health and public services. She also asks for confirmation that she would not smell cannabis and whether the sound of the odor mitigation system would be too loud for the neighborhood. Mr. Aslam notes that DEP has mandated maximum noise levels that need to be complied with. Those same condensers would mitigate any potential odors.

Chairman Scott Bey asks of Ms. Apte if there are parking requirements for the existing tenants. Ms. Apte notes that historically the tenants used the parking lot across the street and on-street parking.

Motion to approve PB 2022-17 for preliminary and final site plan approval. made by Mr. Person and seconded by Mr. El-Amin.

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

**IV. REDEVELOPMENT STUDIES/PLAN(S) –**

**V. CAPITAL IMPROVEMENT PROGRAM**

**VI. NEW BUSINESS**

**VII. OLD BUSINESS**

**VIII. ADJOURNMENT**

Motion to adjourn made by Ms. Exum and seconded by Mr. El-Amin at 9:08pm.

Respectfully submitted,

Maximo Vazquez

Planning Board Secretary

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