

building will be divided into seven (7) units varying in size 13,208 square feet to 22,300 square feet.

- The other property included in this application (Block 341, Lot 2) is currently developed with a surface parking lot that has previously been associated with the industrial building on the other subject property. The Applicant proposes to renew this arrangement by restoring and upgrading the parking area, which will provide 68 parking spaces. The parking area will only be accessible from North Avenue, and will include an automatic rolling gate to control access to the parking area.
- Mr. Joseph Paparo at Porzio Bromberg and Newman LLC gives a summary of the project being presented.
- Ms. Malvika Apte asks if Mr. Paparo's client would be amenable to supply details to satisfy preliminary review. Mr. Paparo agrees.
- Mr. Maurice Brown at 391 Littleton Avenue Newark NJ is sworn in, testifies, and presents plans.
- Mr. Brown notes intent to raise the roof and create a uniform roofline. Building to be used as a modern warehouse and distribution center.
- Ms. Apte asks if the number of tenants were decided. Mr. Brown notes the tenant spaces will be leased at a market driven rate and not limited to one space per tenant with a maximum of seven tenants.
- Mr. Paparo notes that the plans provide excess parking as detailed by ordinance.
- Mr. Paparo notes that the plan includes open spaces for the employees. Mr. Brown presents as such.
- Ms. Apte asks if the plans are consistent with the Plainfield Streetscape guidelines. Mr. Brown confirms that they are.
- Mr. Brown details the landscaping plans for the project.
- Chairman Scott Bey asks if the fencing around the parking lot will be consistent with code. Mr. Brown confirms and presents the entrance and exit to the parking lot.
- Mr. Paparo notes that the police department requested some type of signage detailing an active driveway which the applicant is willing to comply with.

- Mr. Brown notes that the bathrooms will be made to fit out the tenant's needs.
- Chairman Scott Bey asks if the tenant or the owner will be responsible for the waste. Mr. Brown notes that the tenants are responsible for their waste and that there is an area for storage of waste and recycle until a waste hauler removes that waste and recycling.
- Ms. Apte asks about the security lighting to be on in the parking lot and the dimming of lights after hours. Mr. Brown notes the applicant agrees to this.
- Ms. Apte asks about the trees and landscaping along Johnston Avenue. Mr. Brown notes the intent of installing shrub and decorative fence along Johnston Avenue. Ms. Apte notes that Johnstone Avenue has no street trees.
- Ms. Apte notes that signage is contingent on tenants and number of tenants.
- Ms. Apte asks if the applicant is willing to install a 10 foot fence on the last loading bay to act as a buffer. Mr. Paparo has no problems with screening, but would prefer high shrubs. Ms. Apte agrees to work with Mr. Brown's office to determine adequate screening.
- Ms. Apte asks for details on truck loading and the impact of traffic on the road. Mr. Brown notes there are no hours of operation on the weekends and that peak hours for warehousing are off peak hours for traffic.
- Ms. Apte asks about the potential for solar ready roofs in the future in accordance to the new State bill. Mr. Brown notes the applicant is amenable to this concept.
- Mr. El-Amin asks why one loading dock is smaller than the other. Mr. Brown notes that dock is pre-existing.
- Mr. El-Amin asks about whether security cameras would be installed in the building. Mr. Paparo notes the police department had made that recommendation.
- Mr. El-Amin asks about the EV station and how one is in a handicap spot. Ms. Apte notes that 5% of EV spaces must be ADA accessible.
- Mr. El-Amin asks about the drainage of the parking lot. Mr. Brown notes the grading is to allow for draining into the shrubbery.
- Mr. Drew DiSessa recommends moving the gate from the middle of the lot to the Johnston Avenue side.

- Mr. DiSessa notes that the turning template does not indicate the backing in movement of the truck taking up the width of the street.
- Mr. DiSessa notes that parking is permitted on the North side of North Avenue which can be an inconvenience. Recommends omitting parking from that section of North Avenue. This is also a recommendation from police.
- Ms. Apte asks if Mr. Paparo had received the flood plain manager report and shade tree report. Mr. Paparo notes his receipt and no objection to the comments on those reports.
- Mr. Matthew Flynn at 101 Gibroulter Drive Morris Plains NJ is sworn in and testifies.
- Mr. Paparo asks Mr. Flynn if he has been made familiar with the documents pertaining to this plan. Mr. Flynn confirms.
- Mr. Flynn notes no D-variances are requested and all uses are permitted. Notes that C-variances for bulk standards are requested.
 - Building coverage variance to improve building coverage
 - Minimum side yard setbacks from 5 feet to 1 foot as an existing condition
 - Off street parking shall be on an adjacent lot or on site. The parking in this case is provided across the street
 - Screening on the loading areas due to the existing shape of the buildings.
 - The existing building has a continuing façade over 300ft
- Ms. Sarah Elder at 834 St. Mary's Avenue notes her property abuts the parking lot. She would like to know what interventions will be made towards the trees on the parking lot. Mr. Paparo notes the parking lot will be regraded and new landscaping installed.
- No further public comment.
- Motion to approve development application PB 2022-06 made by Mr. Person and seconded by Mr. El-Amin.
- Roll Call Vote

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

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

Application No.	Applicant	Property Address	Block	Lot(s)	Zone
PB 2022-13	TODD West Urban Renewal LLC	101-127 Central Avenue; 301-305 West Front Street; 327 West Front Street; 126-136 Madison Avenue; 225-231 West Second Street; 308-316 West Second Street	-	-	TODD West Redevelopment Area

- The Applicant, TODD West Urban Renewal, LLC, is currently seeking minor subdivision approval to consolidate and subdivide the subject properties, identified as Block 247, Lots 1, 2.01, 7, 8, 9, 10 and 11. These properties were the subject of a previous application, PB 2020-15. That application was approved by the Planning Board for the following actions:
 - 1. Subdivide Block 247, Lot 8 into a 1,585 square foot lot and a larger 11,296 square foot lot. The larger lot (Lot 8.01) will continue in its present condition and is not part of the remainder of the proposal.
 - 2. Consolidate Block 247, Lots 1, 2.01, 7, 9, 10, 11 and the 1,585 SF subdivided portion of Block 247, Lot 8 into a single lot containing 83,662 SF (Lot 7.01).
 - 3. Develop three (3) new buildings on Lot 7.01 as follows:
 - a. Building 1 consisting of an 11-story mixed-use new structure containing 277 residential apartment units, 122 parking spaces, 16,905 of retail space, a 4,743 SF restaurant and residential amenities;

- b. Building 2 consisting of 5-story mixed-use structure containing 28 residential apartments, a gym, 3,773 SF of retail space and residential amenities; and
 - c. Building 4 consisting of renovated structure containing 12 residential apartments, 4,689 SF of retail space and tenant storage space.
- Note: The previously approved development is not being changed with this application. Only the updated consolidation/subdivision is before the Board.
 - Mr. John Sullivan with Vastola and Sullivan gives a summary of the project.
 - Application is primarily for a confirmation of a prior approval and subdivision.
 - Three new variances would result as a result of the subdivisions.
 - Mr. Lee Titus at 618 Somerset Street in North Plainfield is sworn in for testimony.
 - Mr. Titus generally describes the site as it exists now.
 - Mr. Sullivan asks Mr. Titus if the plans are consistent with Ms. Apte's comments in her completeness review.
 - Mr. Sullivan asks if Mr. Titus has had a chance to review with Mr. DiSessa's report and if the comments can be satisfied. Mr. Titus confirms.
 - No public comment.
 - Motion to approve this plan made by Mr. Person and seconded by Mr. Horace.
 - Roll Call Vote

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

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V. REDEVELOPMENT STUDIES/PLAN(S) –

- Municipal Complex Area in Need of Study
 - i. Mr. Steve Martini with Nishuane Group is sworn in to give testimony.
 - ii. Intent of study is to determine if parcels should be designated as an area in need of redevelopment
 - iii. This is a non-condemnation study
 - iv. Mr. Martini reviews the criteria for an area in need of redevelopment
 - v. Mr. Martini review the individual lots and the criteria they meet
 - vi. Mr. Martini summarizes the findings and concludes with the recommendation to designate the area in need of non-condemnation redevelopment
 - vii. Mr. El-Amin asks about the notation of vacant lots. Mr. Martini comments that the use of vacant describes a parcel with no principal building.
 - viii. No comments from the public.
 - ix. Motion to accept redevelopment study Mr. El-Amin and seconded by Mr. Person
 - x. Roll Call Vote

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

- xi.
 - West Front Street and Clinton Avenue Area in Need of Study
 - i. Mr. Martini details the approach of this study
 - ii. Mr. Martini details the criteria for which an area can be deemed in need of redevelopment
 - iii. Mr. Martini gives a review of the lot parcels and the criteria they meet
 - iv. Mr. Martini summarizes the criteria the lots meet
 - v. Overall recommendation is to designate the area non-condemnation area in need of redevelopment
 - vi. Mr. El-Amin asks why certain parcels are not included, Mr. Martini notes that the boundaries are listed in the council resolution.
 - vii. No public comment.
 - viii. Motion to approve this area in need of redevelopment made by Mr. Person and seconded by Mr. El-Amin
 - ix. Roll Call Vote

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

- x.
 - West End Industrial Corridor Preliminary Area in Need of Study
 - i. Mr. Martini notes this presentation is a second pass as edits were made to this study
 - ii. Original study was presented in April 2022
 - iii. Mr. Martini outlines the edits made in the study
 - iv. Mr. Vignuolo clarifies that the changes made are internally consistent and are only made for clarifications
 - v. No comments from the public.
 - vi. Motion made to approve these edits made by Mr. Baldwin and Mr. Person.
 - vii. Roll Call Vote

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

viii.

VI. CAPITAL IMPROVEMENT PROGRAM

VII. NEW BUSINESS

VIII. OLD BUSINESS

IX. ADJOURNMENT

Motion to adjourn made by Mr. Horace and seconded by Councilman McCrae at 9:24pm.

Respectfully submitted,

Maximo Vazquez

Planning Board Secretary