

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 August 18, 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 7:10 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																				Term Of Office
Scott Bey, Ron, Chairman	P	P	P	P	P	P	P	P	P	P	A									12/31/2020 (4 years)

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

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

- I. **MINUTES**
  - Presentation of August 4, 2022 Minutes
  - Motion to adopt August 4, 2022 minutes made by **Ms. Pile** and seconded by **Mr. Person**. Voice vote unanimously in favor.
- II. **Public Comment on None Agenda Items (2 minutes per question)**
  - No public comment.
- III. **RESOLUTION MEMORIALIZATION(S) –**
  - PB 2022-13/TODD West Urban Renewal, LLC
    - i. Motion to adopt made by **Mr. El-Amin** and seconded by **Mr. Person**.
    - ii. Motion carries.

Scott Bey, Ron, Chairman	-
Baldwin, Horace, Vice Chairman	Yes
El-Amin, Siddeeq W.	Yes
Workman, Jacqui	Not Present
Hunt, Rick	Not Present
McRae, Charles, Councilman	-
Person, Barry (succeeds Maritza Hall)	Yes
Mayor Adrian O. Map Pile, Carmencita (Designee)	Not Present
Toth, William	Not Present

Christine Exum Alternate No. 2	Yes
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➤ PB 2022-06/768-900 North Ave III, LLC

i. Motion to approve made by Mr. El-Amin and seconded by Mr. Person

ii. Motion carries.

Scott Bey, Ron, Chairman	-
Baldwin, Horace, Vice Chairman	Not Present
El-Amin, Siddeeq W.	Yes
Workman, Jacqui	Not Present
Hunt, Rick	Not Present
McRae, Charles, Councilman	Yes
Person, Barry (succeeds Maritza Hall)	Yes
Mayor Adrian O. Map	Not Present
Pile, Carmencita (Designee)	
Toth, William	Not Present
Christine Exum Alternate No. 2	Yes

iii.

➤ PB 2022-22/Plainfield Board of Education

i. Motion to approve made by Mr. El-Amin and seconded by Councilman McCrae

ii. Motion carries.

Scott Bey, Ron, Chairman	-
Baldwin, Horace, Vice Chairman	Yes
El-Amin, Siddeeq W.	Yes
Workman, Jacqui	-
Hunt, Rick	Not Present
McRae, Charles, Councilman	Yes
Person, Barry (succeeds Maritza Hall)	Yes
Mayor Adrian O. Map	Not Present
Pile, Carmencita (Designee)	
Toth, William	Not Present

Christine Exum Alternate No. 2	Not Present
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**IV. DEVELOPMENT APPLICATION(S) –  
V. REDEVELOPMENT PLANS/STUDIES**

- **Amended TODD South Redevelopment Plan**
- Mr. Steven Martini of the Nishuane Group is sworn in and gives testimony for this item.
- Mr. Toth asks about the bulk standards leading into Crescent Avenue and the juxtaposition of the taller structures against single- and two-family homes.
- Richard Sudal at 313 Franklin Place asks why include lot 13 in specific and what would happen if lot 13 would sell a part of the land to lot 6? There is also concern for the amount of parking supplied for seniors. Chairman Scott Bey notes that the zones would simply be changed and no developments would be made yet.
- Gary Schneider at 825 Carlton Avenue notes that the Crescent Avenue historic district includes Lot 13 as mentioned before. He asks why no traffic study was done. Chairman Scott Bey notes the traffic study would take place at the time of a development application being presented. Mr. Martini notes that the council has not mentioned anything about bringing this matter to the historic preservation commission.
- Karen Flannigan at 305 West 7<sup>th</sup> Street expresses concern about uprooting families in the Park Hotel. Chairman Scott Bey notes that the owner of the Park Hotel would be responsible for relocation in the event of development.
- Jen Johnson at 816 Third Place asks about how a lot is included in the study. Mr. Vignuolo notes that the designation was made as part of a larger designation in 2017. He explains that rehabilitation does not have the same standards as redevelopment. Chairman Scott Bey notes that any private individual can approach another individual about property without consult of the City. He also reiterates that studies and plans do not force anyone to sell their property as this is not a condemnation area.
- Councilman Sean McKenna states that the bulk standards should not cross 7<sup>th</sup> Street and should not encroach the Crescent Avenue Historic District.
- Dani Kasperzak at 736 Watchung Avenue notes her concern about the contemplation of a building that fits so many people does not stay consistent with the aesthetic of the Crescent Avenue Historical District.
- Jennifer Popper at 816 Dixie Lane asks the difference between rehabilitation and redevelopment. Mr. Vignuolo notes there is a difference of standard for qualification for designation. Generally, rehabilitation designation is not as stringent as redevelopment designation. She also asks if there is a resource for learning more about the difference in designation.
- Holly Algio from Edison encourages the board to designate the apartment buildings in the plan as historic.
- John Dimarco at 940 Glenwood Avenue expresses concern for the future of historic homes that may be affected.
- Kristen Lorenzeth at 308 W 8<sup>th</sup> Street expresses similar concern for Lot 13. She asks if Lot 13 sells part of the parcel to Lot 6 if the lot would still be within the redevelopment plan.
- Mr. Toth asks if those two lots can be removed and approved with that change in one vote. Mr. Vignuolo notes that excising the lots can be done.

- i. Mr. Toth motions to accept the plan with the removal of Lot 13 and Lot 6 in Block 832. Seconded by Mr. El-Amin.

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

**Motion fails.**

**Motion to accept the plan made by Mr. Person and seconded by Councilman McCrae.**

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

**Motion carries.**

- **Block 218 Redevelopment Plan**
- Mr. Steven Martini of the Nishuane Group is sworn in and gives testimony for this item.
- Mr. El-Amin asks for directed differences between this and the previous presentation. Mr. Martini notes the last presentation was the study, where this is the presentation for the plan.
- Mr. Toth asks for a review of the changes in uses and bulk between the original zone and new zone. Mr. Martini presents the changes.
- Mr. Martini notes that there were several zones that were included in the study area and a one-to-one comparison would be difficult.
- Nancy Piwowar at 1129 Myrtle Avenue asks what impact the redevelopment plan would have on two of the businesses in the neighborhood like Dunkin Donuts and Jersey Hardwoods as well as asks why the apartment on the west side of the study area not included. She is also concerned about some of the still viable houses in the study area. Mr. Martini notes that the zone change would not entail any damages to any property as it only rezones the area.

Scott Bey, Ron, Chairman	-
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)	Yes
Mayor Adrian O. Map Pile, Carmencita (Designee)	Yes
Toth, William	Yes
Christine Exum Alternate No. 2	Yes

**Motion Carries.**

- **Amended E 3<sup>rd</sup> Street and Richmond Redevelopment Plan**
  - i. Mr. Steven Martini of the Nishuane Group is sworn in and gives testimony for this item.
  - ii. Jennifer Credidio of McManaman Scotland and Bauman as redevelopment counsel makes comments. She notes the changes between previous iterations of this plan and the plan presented as a point of clarity and punctuation.
  - iii. Mr. Toth asks about the open space bonus and whether that bonus is in addition to the proposed 14 stories. He also asks about the 14 story building and the juxtaposition between that proposal and the existing R-4 zone. Ms. Credidio

notes that the bonus does not affect the proposed 14 stories and Ms. Apte comments that the intent of the building height is to take advantage of public transit and to maximize open space. Mr. Martini notes that the 14 story building will be surrounded by 5 story buildings to act as a buffer.

- iv. Nancy Piwowar notes her support for open space and asks if the open space would go on the ROSI. Ms. Credidio notes that is contingent on the deed restriction and the intent of the City moving forward.
- v. Mary Burgwinkle of Sleepy Hollow Lane asks if there is a need for a 14 story building in Plainfield. She asks if the emergency services of Plainfield can deal with that proposed stature. She expresses that she feels the building is ill-advised.
- vi. Motion to approve made by Vice Chairman Baldwin and seconded by Mr. Person.

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)	Yes
Mayor Adrian O. Map Pile, Carmencita (Designee)	Yes
Toth, William	Abstain
Christine Exum Alternate No. 2	Yes

➤ Motion Carries.



**VI. CAPITAL IMPROVEMENT PROGRAM**

**VII. NEW BUSINESS**

**VIII. OLD BUSINESS**

**IX. ADJOURNMENT**

Motion to adjourn made by Mr. Toth and seconded by Mr. Person at 9:00pm.

Respectfully submitted,

Maximo Vazquez

Planning Board Secretary

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