

**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 September 1, 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 7:02 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	P								12/31/2020 (4 years)

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

➤ Block 218 Redevelopment Plan (Clade 9)

- i. Motion to approve made by **Ms. Pile** and seconded by **Mr. Person**
- ii. Motion carries.

Scott Bey, Ron, Chairman	No Vote
Baldwin, Horace, Vice Chairman	Not Present
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

iii.

➤ Amended E 3rd Street and Richmond Redevelopment Plan

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

Scott Bey, Ron, Chairman	Yes
Baldwin, Horace, Vice Chairman	Not Present
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	Yes
Pile, Carmencita (Designee)	
Toth, William	No Vote
Christine Exum Alternate No. 2	No Vote

**IV. DEVELOPMENT APPLICATION(S) –
V. REDEVELOPMENT PLANS/STUDIES**

None

VI. CAPITAL IMPROVEMENT PROGRAM

VII. NEW BUSINESS

HPC Ordinance Change

- Mr. Toth asks the attorney whether the public can ask questions. Mr. Clarkin notes that the public should be given the opportunity to comment and not specifically ask questions. That would be done at the Council hearings.
- Jennifer Credidio at McManiman, Scotland, and Bauman gives the presentation for this item. She notes that she is counsel to the City and not counsel to the planning board.
- Ms. Credidio goes over the changes to the ordinance including various changes to several articles that can be seen in the proposed HPC ordinance draft.
- Mr. Toth asks if the HPC has been involved in the changes. Ms. Credidio notes that, to the best of her knowledge, there was no written recommendation from the HPC, but there was an opportunity for the HPC to voice their opinion at the Council meeting.
- Mr. Toth asks Ms. Credidio to explain the difference between historic approval and review will be between before and after this change. Ms. Credidio explains that the planning and zoning board will receive recommendations only in voice or written.
- Mr. Toth asks if the changes are consistent with other HPC ordinances in NJ. Ms. Credidio cannot speak to practices in other Cities, but notes the City's intent to be consistent with the MLUL.

Motion to disapprove made by **Mr. Toth** and not seconded. Motion dies.

Motion to approve made by **Councilman McCrae** and seconded by **Mr. Person**

- Motion carries.

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	No
Christine Exum Alternate No. 2	Yes

- i. Motion to approve resolution made by **Mr. McCrae** and seconded by **Mr. Person**
- ii. Motion carries.

Scott Bey, Ron, Chairman	Yes
Baldwin, Horace, Vice Chairman	Yes
El-Amin, Siddeeq W.	Abstain
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 Vote
Christine Exum Alternate No. 2	Yes

Public Comment for HPC Ordinance Changes:

- William Michelson notes the following:
 - o Removal of members of the commission – Notes that Plainfield has a special charter and neither the Council nor Mayor can be removed.
 - o Informational Meetings – Notes that these are voluntary in nature and generally appreciated by the public
 - o Architectural Review Committee – Notes similar comments. Notes that this process helps minor applications need not be in front of the full board.
 - o Historic cases in front of the Planning Board or Zoning Board – Asks if applications will be placed in front of the HPC before going to Planning Board or Zoning Board.
 - o What happens when the City would conduct work in a historic district – Notes that the City has an amicable relationship with the HPC on City projects
 - o Ex Officio Members – Notes that the HPC has never had Ex Officio members
 - o Sound Recordings and Meetings – Notes that the HPC has always met monthly and always has recordings of their meetings readily available.
- Jennifer Johnson notes that she feels the board is selling out the people who have gone through significant investment to their homes
- Mary Burgwinkle notes her disappointment and opposes any changes to the HPC ordinance. Notes that the MLUL does not allow for the removal of board members.
- Cory Storch notes that he feels the ordinance is solely for the purposes of weakening the HPC. He notes the historic nature of Plainfield is an asset.
- Holly Algio notes that the HPC has not been asked for comment.
- Laura Miranda-Brown notes her pleasure living near a historic district.
- Sean McKenna notes his opinion that the Chairman's approach to the meeting's conduct is purposefully opaque.
- Danielle Kaspernack notes her intrigue that the public comment portion was made after the vote was conducted.
- Hadiyah Muhammad asks why the comment portion was done after the vote. Chairman Scott Bey notes that ordinance changes do not require questions from the public because the City Council makes the determination for ordinance changes.
- Andrew Shaw notes his observation that the revised ordinance was designed to weaken the HPC.

VIII. OLD BUSINESS

- i. Motion to request to ask the Mayor and Director of Economic Development for in person meetings made by **Mr. Toth** and seconded by **Mr. El-Amin**
- ii. Motion carries.

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

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

IX. ADJOURNMENT

Motion to adjourn made by Vice Chair

Baldwin and seconded by Mr. Person at 8:05pm.

Respectfully submitted,

Maximo Vazquez

Planning Board Secretary