

commercial use occupies the first floor and residential units are only located on the floors above the first.

- Mr. John Sullivan represents the applicant as their attorney. He gives a summary of the project.
- Mr. Man Kwok at 18 Gates Avenue, Warren NJ is sworn in as a witness. Mr. Kwok is the manager of this project and FY Realty, LLC. Mr. Kwok notes he purchased a vacant lot from the City of Plainfield.
- Details regarding the waste disposal and removal were made clear by Mr. Kwok.
- No uses for the commercial area have been identified.
- Details regarding parking are discussed including how the applicant will fulfill parking requirements are discussed. No on-site parking will be provided. Parking permits on municipal lots will be sought.
- An environmental report was done with no preliminary environmental concerns to be noted.
- Mr. Brian Taylor at 95 Watchung Avenue North Plainfield NJ represents the applicant as his architect and is sworn in.
- Mr. W Leeland Titus represents the applicant as his engineer and is sworn in.
- Mr. Titus explains to the board why a waiver is requested for drainage.
- Mr. Titus notes there are no terraced areas, but some open space will be provided.
- Ms. Apte notes that the applicant is only seeking two waivers. She notes there is no objection to the applicant receiving their waivers.
- Mr. Taylor shares his screen to detail the elevations.
- Vice Chair Baldwin asks if the commercial space will have only one tenant. Mr. Taylor confirms one tenant will be sought.
- Vice Chair Baldwin asks about solar panels where Mr. Taylor notes there would be none but other efforts will be made for sustainability.
- Mr. Titus presents the site plan engineering specifications.
- Ms. Apte goes through the letters from City internal officials to which the applicant agrees to comply contingent on their review of the letters.
- Mr. DiSessa asks the applicant about EV parking and whether the applicant is required to provide EV spaces. Mr. Sullivan notes that the site is not providing any parking and therefore would not require EV spaces.
- Motion to approve PB 216-218 West Front Street for preliminary and final site plan approval made by Ms. Pile and seconded by Mr. Person.

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

Pile, Carmencita (Designee)	
Toth, William	Yes
Christine Exum Alternate No. 2	Yes

V. REDEVELOPMENT STUDIES/PLAN(S) –

- Municipal Complex Redevelopment Plan
- Mr. Steven Martini with Nishuane Group is sworn in as the presenter for this plan.
- Mr. Martini shares his screen with his presentation.
- Mr. Toth asks if the bulk standards have changed. Mr. Martini shares the changes on his screen and notes the changes in bulk standards.
- No comments from the public.
- Motion to pass the plan as presented made by Ms. Pile and seconded by Mr. Person.

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

VI. CAPITAL IMPROVEMENT PROGRAM

VII. NEW BUSINESS

VIII. OLD BUSINESS

- Chairman Scott Bey notes that, in relation to in person meetings, the City administration and Mayor will make a decision at the appropriate time.

IX. ADJOURNMENT

Motion to adjourn made by Ms. Pile and seconded by Mr. Person at 8:29pm.

Respectfully submitted,

Maximo Vazquez

Planning Board Secretary