

DRAFT MINUTES

***These are the Draft Minutes of the Regular Meeting
of the North Plainfield Borough Council held on Monday, April 10, 2017.
Every attempt has been made to make these as comprehensive and conclusive as possible.
However, as it is a draft document, it is not to be construed as a formal depiction
of the official conduct of business and is subject to revision up to and following
the Governing Body's actual approval of same.
If changes are necessary, revised minutes will be posted to the website.***

MINUTES of the Regular Meeting of the Council of the Borough of North Plainfield held on Monday, **April 10, 2017** at 7:32 p.m. at the North Plainfield Borough Council Chambers, 263 Somerset Street, North Plainfield, New Jersey.

PRESENT:

Council Members: Everett Merrill
 Keiona R. Miller
 Frank Righetti (7:41 p.m.)
 Wendy Schaefer
 Douglas M. Singleterry
 Frank "Skip" Stabile
 Lawrence La Ronde, Council President

Also Present: David E. Hollod, Business Administrator
 Phil George, Esq., Associate Borough Attorney
 Richard K. Phoenix, RMC, Borough Clerk
 Stephanie Sherwood, RMC, Deputy Clerk

The Pledge of Allegiance to the Flag was led by Mr. Singleterry.

Council President La Ronde requested a moment of silence for the men and women serving in our Armed Forces.

The Council President read the following Notice of Compliance:

"This is a Regular Meeting of the Council of the Borough of North Plainfield, scheduled by resolution of the Council adopted on November 28, 2016. Adequate notice of this meeting was given pursuant to *N.J.S.A. 10:4-6 et seq.* by transmitting said notice to the *Courier News*, *The Star-Ledger*, *The Alternative Press* and *WKMB* Radio on November 29, 2016, by publication of the announcement in the *Courier News* on December 1, 2016 and by posting a copy of this notice on the bulletin boards in the Municipal Building and Memorial Library reserved for such purpose."

The Clerk had submitted copies of the minutes of the Agenda Conference and Regular Meeting of March 27, 2017.

Council President La Ronde called for a Roll Call on the minutes of the Agenda Conference and Regular Meeting of March 27, 2017:

Aye: Miller, Schaefer, Singleterry, Stabile, La Ronde
 Abstain: Merrill

HEARING:

ORDINANCE NO. 17-01 AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT THE BOROUGH CODE OF THE BOROUGH OF NORTH PLAINFIELD, MOST NOTABLY CHAPTER 22, ENTITLED "LAND DEVELOPMENT" BY ESTABLISHING A PROFESSIONAL OFFICE OVERLAY ZONE ("O"), CONSISTENT WITH THE MASTER PLAN ADOPTED ON APRIL 9, 2014

The Clerk read the Ordinance by its title.

PUBLIC COMMENT:

Thalia Saloukas, 280 Watchung Avenue, North Plainfield, explained that Watchung Avenue had always been a residential gateway. Over the years, a decline in property maintenance has led to a decrease in the quality of life. Why impose a zoning change on an owner-occupied residential area? The increased traffic, illegal parking, stack housing, and crime will lead to decreased property values. She urged the council to reconsider and vote against the ordinance.

Bart Thomas, 26 Mountain Avenue, North Plainfield, voiced his concerns, specifically the potential increased traffic, on-street parking, and crime. Noting that he had lived in the area all of his life, he urged the Council to vote no to help retain the residential fabric of Watchung Avenue.

Frank D'Amore, Sr., 40 Willow Avenue, North Plainfield, questioned how the ordinance would improve North Plainfield and expressed his concerns with property maintenance enforcement.

Motion to close public comment by Ms. Miller, seconded by Mr. Righetti and on Roll Call carried all seven voting aye.

Mr. Singleterry presented the following Resolution and moved its adoption:

RESOLUTION NO. 04-10-17-01 BE IT RESOLVED by the Council of the Borough of North Plainfield that an ordinance numbered 17-01 be adopted and advertised as required by statute.

Seconded by Mr. Righetti with Roll Call as follows:

Aye: Merrill, Miller, Righetti, Schaefer, Singleterry, La Ronde
 Nay: Stabile

Resolution carried 6-1.

HEARING:

ORDINANCE NO. 17-07 AN ORDINANCE TO AMEND, REVISE AND SUPPLEMENT THE CODE OF THE BOROUGH OF NORTH PLAINFIELD, CHAPTER IV, ENTITLED "GENERAL LICENSING," ARTICLE 4-1 ENTITLED "TAXICABS"

The Clerk read the Ordinance by its title.

PUBLIC COMMENT:

Frank D'Amore, Sr., 40 Willow Avenue, North Plainfield, voiced his support of the ordinance and proposed the implementation of a penalty to the cab companies should they employ non-licensed drivers.

Motion to close public comment by Mr. Stabile, seconded by Ms. Miller and on Roll Call carried all seven voting aye.

Mr. Stabile presented the following Resolution and moved its adoption:

RESOLUTION NO. 04-10-17-02 BE IT RESOLVED by the Council of the Borough of North Plainfield that an ordinance numbered 17-07 be adopted and advertised as required by statute.

Seconded by Ms. Miller and on Roll Call carried all seven voting aye.

CONSENT AGENDA

Council President La Ronde stated that all matters listed on the Consent Agenda are considered to be routine in nature and will be approved by one motion. There will be no separate discussion of these items. If any discussion is desired by Council, that particular item will be removed from the Consent Agenda and will be considered separately.

Ms. Schaefer presented the following Resolution and moved its adoption:

RESOLUTION NO. 04-10-17-03 BE IT RESOLVED by the Council of the Borough of North Plainfield that resolutions numbered

04-10-17-03a, b, c and d

having been placed on the Consent Agenda and there having been no objection thereto, the same are hereby approved.

Seconded by Mr. Righetti and on Roll Call carried all seven voting aye.

APPROVED RESOLUTIONS:

RESOLUTION NO. 04-10-17-03a WHEREAS, it has come to the attention of the Tax Collector that an overpayment in the amount of \$597.57 was made on the Taxes of the property known as Block 52 Lot 5, also known as 104 Summit Avenue; and

WHEREAS, said overpayment should be refunded;

NOW, THEREFORE, BE IT RESOLVED by the Council of the Borough of North Plainfield that the Treasurer is authorized to make the following refund:

Refund Real Estate Tax Overpayment:

Wells Fargo Home Mortgage	\$ 597.57
1 Home Campus	
MAC X2302-04D	
Des Moines, IA 50328	

RESOLUTION NO. 04-10-17-03b BE IT RESOLVED by the Council of the Borough of North Plainfield that the attached bills of the accounts named and for the amounts stated, having been duly audited and found to be correct as of this 10th day of April, 2017 the same be paid; and that the Mayor and Chief Financial Officer are hereby authorized to sign and deliver warrants for the same.

RESOLUTION NO. 04-10-17-03c WHEREAS, the following organization has been issued identification number 352-5-27290 by the New Jersey Legalized Games of Chance Control Commission and has submitted applications to conduct raffles; and

WHEREAS, investigation has shown that this organization meets the requirements for the issuance of raffles licenses;

NOW, THEREFORE, BE IT RESOLVED that the Clerk be and is hereby authorized to issue raffles licenses to the following:

West End School PTA
 447 Greenbrook Road, North Plainfield
 On-premises 50-50 cash draw raffle – RL #1152
 April 22, 2017, 6:00 – 10:00 p.m.
 On-premises merchandise draw raffle – RL #1151
 April 22, 2017, 6:00 – 10:00 p.m.

RESOLUTION NO. 04-10-17-03d BE IT RESOLVED by the Council of the Borough of North Plainfield that the Tax Collector is hereby authorized and directed to create duplicate tax sale certificates as follows:

Block 203.01 Lot 20	468 Warfield Road	Cert. #13-00305	issued 12-04-13
Block 22 Lot 33	217 N. Jackson Ave.	Cert. #14-00050	issued 10-29-14

COMMUNICATIONS:

Somerset County Office of Public Information
Somerville, NJ

Various Communications, Advisories and
News Releases

Richard K. Phoenix, RMC – Borough Clerk & Chief Operator, WPQJ970 – 1630-AM Radio Tri-County Chamber of Commerce South Plainfield, NJ NJ State League of Municipalities Trenton, NJ NJ Dept. of Environmental Protection Trenton, NJ Plainfield Area Regional Sewerage Authority Middlesex, NJ Plainfield Area Humane Society, Plainfield, NJ Cordell Toson, Arooga's Grille & Sports Bar North Plainfield Somerset Co. Election Board Somerville, NJ NJ DEP Trenton, NJ The Radio Source Zeeland, Michigan Keith Mitchell, Valley National Bank North Plainfield, NJ NJ American Water Co. Voorhees, NJ Tetra Tech, Whitehouse Station, NJ Capehart Scatchard, PC Mount Laurel, NJ Mayor's Wellness Campaign Princeton, NJ Frank N. D'Amore Sr. North Plainfield, NJ Plainfield Area Regional Sewerage Authority Middlesex, NJ	Calendar Updates and Advisories; Time-Sensitive Radio Scripts Newsletters and Advisories Newsletters and Advisories Various Newsletters and Advisories Agenda and minutes Report and Invoicing Activation of PRC Lic. #1814-33-004-004 Seeking District Board Workers Grant Information Newsletter Public 8 April Shredding Event Hydrant Flush Schedule Response Action Outcome: Lockheed NJ Public Entity Law Monthly 2016 Healthy Town Awards Property Maintenance memo Agenda & Minutes
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REQUESTS FOR AGENDA ITEMS:

Ms. Schaefer requested a discussion on the land use ordinance, specifically limiting impervious surfaces such as parking lots.

PUBLIC COMMENT:

Frank D'Amore, Sr., 40 Willow Avenue, North Plainfield, voiced his displeasure with the deterioration of the Villa Maria property, specifically the dilapidated buildings, calling to question why the owners had not been held accountable.

Responding to Mr. D'Amore's inquiry about the new parking lot at Somerset Street and Pearl Street, Mr. Hollod confirmed that it would open after light installation by PSE&G.

Thalia Saloukas, 280 Watchung Avenue, North Plainfield, voiced her disappointment with the passage of Ordinance No. 17-01, noting the lack of consideration for the taxpayers and constituents.

COMMENTS BY MAYOR, ADMINISTRATOR AND COUNCIL MEMBERS:

Commenting on behalf of Mayor Giordano, Mr. Hollod noted the success of the Easter Egg Hunt. He announced that the annual Fishing Derby would be held April 29 and Clean Communities Day would be held May 6.

Mr. Merrill reported that the 7-11 had donated \$711 to the Girls on the Run program.

Addressing the public comments on Ordinance No. 17-01, Mr. Singleterry explained that the ordinance allows for the option of office space for doctors, dentists, and lawyers, not commercial retail space. He further explained that the Economic Development Committee made the recommendation in 2007 and it was included in the Master Plan update in 2014.

Mr. Stabile cited the Vornado property as a prime example of what had been done to bring back a commercial property. He commented on the New Jersey State League of Municipalities magazine which included an article about “The Lights of Washington Park” by Ken Lombardo.

Motion to adjourn by Ms. Miller, seconded by Mr. Stabile and carried unanimously.

Meeting adjourned at 8:34 p.m.

Borough Clerk

Council President