

PLANNING BOARD MINUTES | 2016

The City of Passaic Planning Board held a regular meeting on March 9th, 2016 in the Council Chambers, City Hall, 330 Passaic Street and opened the meeting at 7:38 p.m. by requesting a roll call. The invocation was given and all recited pledge of allegiance.

ROLL CALL:

		Present	Absent
Joshua White	Chairman		√
Martin Lovy	Vice Chairman		√
German Acosta			√
Maritza Colon-Montañez		√	
Jason N. Dukes		√	
Sim Facey		√	
Haderson Rivera			√
Julio Santana,	Zoning Official	√	
Councilman Daniel Schwartz	Acting Chairman	√	

ALSO PRESENT: Mark E. Everett, P.P., AICP, Board Planner √
 Gordon Braverman, Esq., Board Attorney √
 Ricardo Fernandez, Executive Director √

MINUTES:

Regular Meeting Minutes of 2-10-16 were presented by the Secretary for approval.

A motion to approve the minutes was made by Commissioner Santana, seconded by Commissioner Facey, on a roll call vote, one (1) abstained, four (4) in favor, the motion passed.

APPLICATIONS:

1. Recommendation for Area in Need of Redevelopment for 276 Broadway (Former Fire House) Block #3247 Lot #13.

Ricardo Fernandez, Professional Planner and Executive Director of the Planning Board present this property for consideration of the Board for rehabilitation. The structure was built in the 1900's. This property qualifies as it was built over 50 years ago, sewer system needs rehabbing and the building is in need of significant repairs.

Asks the Board to recommend this property for redevelopment to the City Council

Acting Chairman Schwartz opened the public portion.

Mr. Neal Tanis asked what is the proposed used for the property would be. He stated he has done work on this property and in his opinion recommends to the Board their consideration.

A motion to close the public portion was made by Commissioner Dukes, seconded by Commissioner Montañez, on a roll call vote, all in favor, the motion passed.

A motion to recommend to the City Council designation of area in need of redevelopment for 276 Broadway, Juvenile Building (Former Fire House) was made by Commissioner Santana, seconded by Commissioner Facey, on a roll call vote, all in favor, the motion passed.

2. Docket #PB15-08 822 Main Ave, Block 4112, Lot 05, in the M-1 Zone, applicant 822 Main Avenue LLC is requesting preliminary and final site plan approval to convert an existing Storage building into a retail stores and paved parking lot consisting of twenty-eight (28) spaces. The application will also require variances for parking, existing lot size, lot area, lot coverage, and front and side yard setback, any other variances that may be required.

Mr. Bennet Wasserstrum, Attorney representing the applicant at this hearing.

Board Attorney asked applicant to refer to Planner's report section 5 and respond to

Acting Chairman Schwartz opened the public portion. No comments were received. Upon motion, and carried, public portion was closed.

A motion to approve application with conditions on Planner's Report and subject to County approval was made by Commissioner Dukes, seconded by Commissioner Facey, on a roll call vote, one (1) abstained, four (4) in favor, the motion passed.

3. Docket #PB15-10, 303-305 Boulevard, Block 3241, Lot 27, in the R-3 Zone, applicants Michael Amaro/Tehany Decena are requesting preliminary and final site plan approval to convert an existing two family home into a four (4) family dwelling unit. The application will also require variances for parking, existing lot size, lot area, lot coverage, and front and side yard setback, and any other variances that may be required.

Mr. Bennet Wasserstrum, Attorney representing the applicant at this hearing.

Mr. Wasserstrum stated applicant has responded and acted on the request of the Board.

Acting Chairman Schwartz had a question about the diagram depicted on A-1.

Commissioner Facey had a question about the designated parking area and if they grass area would be paved.

Board Planner, Mark Everett asked testimony be heard by the Board about the egress from the parking spaces because the area is a tight space.

Mr. Neal Tanis, Professional Architect for the applicant was sworn into the record.

Mr. Tanis testified.

Board Planner stated his issues with the tight conditions have been met.

Acting Chairman Schwartz opened the public portion.

Joe Conoscenti, 170 Broadway, had a question for the applicant. Open motion, and carried, public portion was closed.

A motion to approve application with conditions that basement is not used for living purpose & approval with variances was made by Commissioner Dukes, seconded by Commissioner Santana, on a roll call vote, one (1) abstained, four (4) in favor, the motion passed.

ESCROW CLOSEOUTS:

1. **254-258 Passaic Avenue - PB13-02 - Escrow Deposit \$2,000.00**
\$825.00 - Board Attorney
\$293.30 - General Account
\$935.00 - Applicant 254-258 Passaic Avenue LLC

2. **2 Crescent Avenue - PB14-02- Escrow Deposit \$1,500.00**
\$525.00 - Board Attorney
\$279.55 - General Account
\$9.65 - North Jersey Media Group
\$695.45 - Applicant Richard Rabinowitz

3. **73-79 Van Winkle Avenue - PB14-03 - Escrow Deposit \$1,800.00**
\$675.00 - Board Attorney
\$194.55 - General Account
\$8.27 - North Jersey Media Group
\$922.18 - Applicant Francisco Columna

4. **220 Passaic Street - PB14-05 - Escrow Deposit \$2,500.00**
\$2,220.00 - Board Attorney
\$273.55 - General Account
\$6.45 - Applicant 220 Passaic Street Associates Corp

5. **794-802 Main Avenue - PB14-06 - Escrow Deposit \$2,000.00**
\$1,275.00 - Board Attorney
\$273.55 - General Account
\$8.27 - North Jersey Media Group
\$443.18 - Applicant Kquirk, LLC

6. **40-42 Broadway - PB14-07 - Escrow Deposit \$2,000.00**
\$750.00 - Board Attorney
\$214.30 - General Account
\$8.73 - North Jersey Media Group
\$1,026.97 - Applicant Igor Inga

7. **89 South Street - PB15-03 - Escrow Deposit \$2,500.00**
\$825.00 - Board Attorney
\$253.80 - General Account
\$7.35 - North Jersey Media Group
\$1,413.85 - Applicant Patella Construction Corp

8. **458-464 Lafayette Avenue - PB15-04 - Escrow Deposit \$1,850.00**
\$600.00 - Board Attorney
\$332.80 - General Account
\$8.73 - North Jersey Media Group
\$908.47 - Applicant Lafayette River, LLC

9. **40 Crescent Avenue & 31 Ridge Avenue - PB15-05 - Escrow Deposit \$1,500.00**
\$675.00 - Board Attorney
\$200.50 - General Account
\$9.65 - North Jersey Media Group
\$614.85 - Applicant Michael & Tova Nechamkin

10. **900 Main Avenue - PB15-06- Escrow Deposit \$2,200.00**
\$975.00 - Board Attorney
\$253.80 - General Account
\$7.81 - North Jersey Media Group
\$963.39 - Applicant Casega, LLC

11. **56 Monroe Street - PB15-07 - Escrow Deposit \$1,800.00**
\$825.00 - Board Attorney
\$253.80 - General Account
\$9.19 - North Jersey Media Group
\$712.01 - Applicant Taste of Monroe, LLC

ADOPTION OF RESOLUTIONS:

A motion to approve Resolution for the Board Planner, Mark E. Everett of Remington & Vernick & Arango Engineers, Shared Services Agreement with the City of Passaic was made by Commissioner Santana, seconded by Commissioner Facey, on a roll call vote, all in favor, the motion passed.

ADJOURNMENT:

Upon motion, seconded and carried, the meeting was adjourned at approximately 8:18 p.m.



Miriam R. Perez
Board Secretary
Municipal Land Use Law