

# PLANNING BOARD MINUTES | 2016

The City of Passaic Planning Board held a regular meeting on April 13<sup>th</sup>, 2016 in the Council Chambers, City Hall, 330 Passaic Street and opened the meeting at 7:45 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:** Gordon Braverman, Esq., Board Attorney     √    

## MINUTES:

1. Regular Meeting Minutes of March 9<sup>th</sup>, 2016 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, all in favor, the motion passed.

2. Regular Meeting Minutes of August 20<sup>th</sup>, 2014 were presented by the Secretary for approval.

A motion to approve the minutes was made by Councilman Schwartz, seconded by Councilman Schwartz, on a roll call vote, all in favor, the motion passed.

3. Regular Meeting Minutes of December 10<sup>th</sup>, 2014 were presented by the Secretary for approval.

A motion to approve the minutes was made by Councilman Schwartz, seconded by Councilman Schwartz, on a roll call vote, all in favor, the motion passed.

## APPLICATIONS:

1. **CAPITAL REVIEW - PASSAIC COUNTY COMMUNITY COLLEGE PARKING LOT, 207-213 RIVER BLOCK(S) 1209, LOT(S) 25 & 25 ½ .**

Michael Sorona, Attorney for the College was present at hearing.

PCCC purchased the property adjacent to the Passaic Campus on River Drive where an abandoned

house sits on the lot, tear it down and create twenty-six (26) parking spaces for the College to alleviate the off-street parking.

Bill B. Edwards, 69 West End Avenue, West Orange, Licensed Engineer was sworn into the record.

Mr. Edwards described the property and the proposed improvement of the site.

Acting Chairman Schwartz had questions for Mr. Edwards about the.

Board Attorney G. Braverman questioned what where the uses of the neighboring properties.

Commissioner Rivera asked if there was a Traffic Study conducted.

Commissioner Dukes asked if the parking spaces would be reserved or first-come serve.

Dr. Steven Rose, President of the College was sworn into the record. He responded that it will be reserved for the staff of the College.

Commissioner Facey asked about the existing parking spaces for the College.

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

A motion to recommend to the Proposal of Passaic County Community College was made by Commissioner Dukes, seconded by Commissioner Facey, on a roll call vote, all in favor, the motion passed.

**ESCROW CLOSEOUTS:**

- 1. 186 Passaic Street- PB15-09 - Escrow Deposit \$1,700.00**  
**\$525.00 - Board Attorney**  
**\$220.00 - Board Planner**  
**\$289.00 - General Account**  
**\$5.27 - North Jersey Media Group**  
**\$935.00 - Applicant IR Property Management LLC**

A motion to approve Escrow Closeout Resolution for 186 Passaic Street was made by Commissioner Dukes, seconded by Commissioner Santana, on a roll call vote, four (4) in favor, one (1) abstained, the motion passed.

**ADOPTION OF RESOLUTIONS:**

A motion to approve Resolution for the 303-305 Boulevard application of Michael Amaro & Tehany Decena for the proposed site plan approval to convert a two-family home into a four family home with conditions was made by Commissioner Dukes, seconded by Commissioner Rivera, on a roll call vote, four (4) in favor, one (1) abstained, the motion passed.

A motion to approve Resolution recommending 276 Broadway as an Area in Need of Redevelopment (Old Firehouse – Juvenile Building) was made by Commissioner Dukes, seconded by Commissioner Facey, on a roll call vote, four (4) in favor, one (1) abstained, the motion passed.

A motion to approve Resolution for the 822 Main Avenue application of 822 Main Passaic LLC for the proposed preliminary and final site plan approval to convert an existing used car lot and storage building into two (2) retail stores with a paved parking lot with conditions was made by Commissioner Santana, seconded by Commissioner Dukes, on a roll call vote, four (4) in favor, one (1) abstained, the motion passed.

**ADJOURNMENT:**

Upon motion, seconded and carried, the meeting was adjourned at approximately 8:05 p.m.



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**Miriam R. Perez**  
**Board Secretary**  
**Municipal Land Use Law**

**VOTING ON ACTIONS:**

**1. ACTION: Motion to approve Minutes of March 9<sup>th</sup>, 2016**

COMMISSIONER		PRESENT/ ABSENT	1 <sup>ST</sup>	2 <sup>ND</sup>	APPROVE	DENY	ABSTAIN
German Acosta		Absent					
Maritza Colon-Montañez		Absent					
Jason D. Dukes		Present			√		
Sim Facey		Present		√	√		
Haderson Rivera		Present					
Julio Santana		Present	√		√		
Councilman Daniel Schwartz	Acting Chairman	Present			√		
Martin Lovy	Vice Chairman	Absent					
Joshua White	Chairman	Absent					

**2. ACTION: Motion to approve Minutes of August 20<sup>th</sup>, 2014**

COMMISSIONER		PRESENT/ ABSENT	1 <sup>ST</sup>	2 <sup>ND</sup>	APPROVE	DENY	ABSTAIN
German Acosta		Absent					
Maritza Colon-Montañez		Absent					
Jason D. Dukes		Present					
Sim Facey		Present					
Haderson Rivera		Present					
Julio Santana		Present					
Councilman Daniel Schwartz	Acting Chairman	Present	√	√	√		
Martin Lovy	Vice Chairman	Absent					
Joshua White	Chairman	Absent					

**3. ACTION: Motion to approve Minutes of December 10<sup>th</sup>, 2014**

COMMISSIONER		PRESENT/ ABSENT	1 <sup>ST</sup>	2 <sup>ND</sup>	APPROVE	DENY	ABSTAIN
German Acosta		Absent					
Maritza Colon-Montañez		Absent					
Jason D. Dukes		Present					
Sim Facey		Present					
Haderson Rivera		Present					
Julio Santana		Present					
Councilman Daniel Schwartz	Acting Chairman	Present	√	√	√		
Martin Lovy	Vice Chairman	Absent					
Joshua White	Chairman	Absent					

**4. ACTION: Motion to close public portion of Capital Review hearing PCCC.**

COMMISSIONER		PRESENT/ ABSENT	1 <sup>ST</sup>	2 <sup>ND</sup>	APPROVE	DENY	ABSTAIN
German Acosta		Absent					
Maritza Colon-Montañez		Present					
Jason D. Dukes		Present	√		√		
Sim Facey		Present		√	√		
Haderson Rivera		Present			√		
Julio Santana		Present			√		
Councilman Daniel Schwartz	Acting Chairman	Present			√		
Martin Lovy	Vice Chairman	Absent					
Joshua White	Chairman	Absent					

**5. ACTION: Motion to recommend proposal of Passaic County Community College.**

COMMISSIONER		PRESENT/ ABSENT	1 <sup>ST</sup>	2 <sup>ND</sup>	APPROVE	DENY	ABSTAIN
German Acosta		Absent					
Maritza Colon-Montañez		Absent					
Jason D. Dukes		Present	√		√		
Sim Facey		Present		√	√		
Haderson Rivera		Present			√		
Julio Santana		Present			√		
Councilman Daniel Schwartz	Acting Chairman	Present			√		
Martin Lovy	Vice Chairman	Absent					
Joshua White	Chairman	Absent					

**6. ACTION: Motion to approve Escrow Closeout Resolution - 186 Passaic St.**

COMMISSIONER		PRESENT/ ABSENT	1 <sup>ST</sup>	2 <sup>ND</sup>	APPROVE	DENY	ABSTAIN
German Acosta		Absent					
Maritza Colon-Montañez		Absent					
Jason D. Dukes		Present	√		√		
Sim Facey		Present			√		
Haderson Rivera		Present					√
Julio Santana		Present		√	√		
Councilman Daniel Schwartz	Acting Chairman	Present			√		
Martin Lovy	Vice Chairman	Absent					
Joshua White	Chairman	Absent					

**7. ACTION: Motion to approve Resolution of 303-305 Boulevard**

COMMISSIONER		PRESENT/ ABSENT	1 <sup>ST</sup>	2 <sup>ND</sup>	APPROVE	DENY	ABSTAIN
German Acosta		Absent					
Maritza Colon-Montañez		Absent					
Jason D. Dukes		Present	√		√		
Sim Facey		Present			√		
Haderson Rivera		Present		√			√
Julio Santana		Present			√		
Councilman Daniel Schwartz	Acting Chairman	Present			√		
Martin Lovy	Vice Chairman	Absent					
Joshua White	Chairman	Absent					

**8. ACTION: Motion to approve Resolution designating Area in Need of Redevelopment - 276 Broadway (Old Firehouse - Juvenile Building)**

COMMISSIONER		PRESENT/ ABSENT	1 <sup>ST</sup>	2 <sup>ND</sup>	APPROVE	DENY	ABSTAIN
German Acosta		Absent					
Maritza Colon-Montañez		Absent					
Jason D. Dukes		Present	√		√		
Sim Facey		Present		√	√		
Haderson Rivera		Present					√
Julio Santana		Present			√		
Councilman Daniel Schwartz	Acting Chairman	Present			√		
Martin Lovy	Vice Chairman	Absent					
Joshua White	Chairman	Absent					

**9. ACTION: Motion to approve Resolution of 822 Main Avenue**

COMMISSIONER		PRESENT/ ABSENT	1 <sup>ST</sup>	2 <sup>ND</sup>	APPROVE	DENY	ABSTAIN
German Acosta		Absent					
Maritza Colon-Montañez		Absent					
Jason D. Dukes		Present		√	√		
Sim Facey		Present			√		
Haderson Rivera		Present					√
Julio Santana		Present	√		√		
Councilman Daniel Schwartz	Acting Chairman	Present			√		
Martin Lovy	Vice Chairman	Absent					
Joshua White	Chairman	Absent					

**10. ACTION:         Motion to adjourn meeting**

<b>COMMISSIONER</b>		<b>PRESENT/ ABSENT</b>	<b>1<sup>ST</sup></b>	<b>2<sup>ND</sup></b>	<b>APPROVE</b>	<b>DENY</b>	<b>ABSTAIN</b>
German Acosta		Absent					
Maritza Colon-Montañez		Absent					
Jason D. Dukes		Present	√		√		
Sim Facey		Present			√		
Haderson Rivera		Present		√	√		
Julio Santana		Present			√		
Councilman Daniel Schwartz	Acting Chairman	Present			√		
Martin Lovy	Vice Chairman	Absent					
Joshua White	Chairman	Absent					