



Exhibit A-1 was placed into evidence for the Record – Riverstone Redevelopment Phase I drawing.

Mr. Kenderian addressed the requested information listed in the Board Planner's report.

Sight triangles not provided because they do not own the property on South Street and have not secured an easement.

Board Planner M. Everett wants applicant to address sidewalks to the satisfaction of SRIS standards & requirements.

Anthony Marin, owner of property was sworn into the record.

Board took a 10 minute break. Roll call was called, all Commissioners present.

Chairman White & Board Attorney expressed the Boards disposition to move the project forward. Testimony will be heard tonight and a Resolution will be drafted in favor of the application if Board so chooses; Application will be voted on and Resolution memorialized at the next meeting. All necessary reports and approvals from City Engineer will be required to be submitted to the Board for proper consideration.

Mr. Kenderian continued with his testimony.

Charles Dietz, Licensed Architect of The Dietz Partnership was sworn into the record.

Exhibit A2 – Floor Plans was placed into Evidence for the record.

Councilman Schwartz questioned about the Trash Receptacle positioning and its distance from the front entrance of the building.

Exhibit A3 – Architectural Drawings of Building was placed into Evidence for the record.

Vice Chairman Lovy had questions for the Architect.

Chairman White questioned about parking accessibility to the potential residents.

Councilman Schwartz asked about the traffic flow on South Street and asked where the exits & access to the parking lots are.

Chairman White opened the public portion of the hearing.

A motion to have Board Attorney prepare Resolution to approval of Final Site Plan on Phase I, was made by Vice Chairman Lovy, seconded by Commissioner Rivera, on a roll call vote, all in favor, the motion passed.

A motion to adjourned hearing to September 7, 2016, was made by Vice Chairman Lovy, seconded

by Commissioner Santana, on a roll call vote, all in favor, the motion passed.

**MINUTES:**

1. Regular Meeting Minutes of July 13<sup>th</sup>, 2016 were presented by the Secretary for approval.

A motion to approve the minutes was made by Vice Chairman Lovy, seconded by Commissioner Dukes, on a roll call vote, all in favor, the motion passed.

**ADOPTION OF RESOLUTIONS:**

**1. Resolution approving application of 201 Randolph Street, Block 3270, Lot 29 in the M-2 Zone District**, applicant Missameach, LLC is requesting a Subdivision and preliminary & final site plan approval to construct a Banquet Hall with a lot consisting of 44 parking spaces. This application will require a lot frontage variance for the proposed Lot 29 along with any other variances, exceptions, or waivers that may be required. Approved with the following conditions:

1. Lighting shielding overflow from residential neighborhood.
2. 195 parking space
3. Sanitary sewage loading analysis
4. Barb wire to be removed and replace
5. Site triangle on the site plan

A motion to approve Resolution of 201 Randolph Street w/conditions was made by Councilman Schwartz, seconded by Commissioner Dukes, on a roll call vote, all in favor, the motion passed.

**2. Resolution recommending Proposed Amendment to the Eastside Redevelopment Plan regarding property commonly known as 2-12 South Market Street, Block 1030 Lot 43 and a limited amount of Canal Street (20 foot R.O.W.) to the City Council.**

A motion to approve Resolution recommending Proposed Amendment to the Eastside Redevelopment Plan regarding property commonly known as 2-12 South Market Street, was made by Councilman Schwartz, seconded by Commissioner Dukes, on a roll call vote, all in favor, the motion passed.

**ESCROW CLOSEOUTS:**

NONE

**ADJOURNMENT:**

Upon motion, seconded and carried, the meeting was adjourned at approximately 9:48 p.m.



---

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

## VOTING ON ACTIONS:

1. ACTION: Motion to close public portion of 125 South Street hearing

COMMISSIONER		PRESENT/ ABSENT	1 <sup>ST</sup>	2 <sup>ND</sup>	APPROVE	DENY	ABSTAIN
German Acosta		Present			√		
Maritza Colon-Montañez		Present		√	√		
Jason D. Dukes		Present			√		
Sim Facey		Absent					
Haderson Rivera		Present			√		
Julio Santana		Present			√		
Councilman Daniel Schwartz		Present	√		√		
<del>Marko Kopic</del>	Alternate I	Did not sit					
Martin Lovy	Vice Chairman	Present			√		
Joshua White	Chairman	Present			√		

2. ACTION: Motion to authorize Board Attorney to draft resolution for possible approval & memorialization at next hearing

COMMISSIONER		PRESENT/ ABSENT	1 <sup>ST</sup>	2 <sup>ND</sup>	APPROVE	DENY	ABSTAIN
German Acosta		Present			√		
Maritza Colon-Montañez		Present			√		
Jason D. Dukes		Present			√		
Sim Facey		Absent					
Haderson Rivera		Present		√	√		
Julio Santana		Present			√		
Councilman Daniel Schwartz		Present			√		
<del>Marko Kopic</del>	Alternate I	Did not sit					
Martin Lovy	Vice Chairman	Present	√		√		
Joshua White	Chairman	Present			√		

3. ACTION: Motion to adjourn hearing of 125 South Street to September 7, 2016

COMMISSIONER		PRESENT/ ABSENT	1 <sup>ST</sup>	2 <sup>ND</sup>	APPROVE	DENY	ABSTAIN
German Acosta		Present			√		
Maritza Colon-Montañez		Present			√		
Jason D. Dukes		Present			√		
Sim Facey		Absent					
Haderson Rivera		Present			√		
Julio Santana		Present		√	√		
Councilman Daniel Schwartz		Present			√		
<del>Marko Kopic</del>	Alternate I	Did not sit					
Martin Lovy	Vice Chairman	Present	√		√		
Joshua White	Chairman	Present			√		

**4. ACTION: Motion to approve Minutes of July 13<sup>th</sup>, 2016**

COMMISSIONER		PRESENT/ ABSENT	1 <sup>ST</sup>	2 <sup>ND</sup>	APPROVE	DENY	ABSTAIN
<del>German Acosta</del>		Present					
Maritza Colon-Montañez		Present		√	√		
Jason D. Dukes		Present			√		
Sim Facey		Absent					
<del>Haderson Rivera</del>		Present					
Julio Santana		Present			√		
Councilman Daniel Schwartz		Present			√		
<del>Marko Kopic</del>	Alternate I	Did not sit					
Martin Lovy	Vice Chairman	Present	√		√		
Joshua White	Chairman	Present			√		

**5. ACTION: Motion approve Resolution of 201 Randolph Street w/conditions**

COMMISSIONER		PRESENT/ ABSENT	1 <sup>ST</sup>	2 <sup>ND</sup>	APPROVE	DENY	ABSTAIN
<del>German Acosta</del>		Present					
Maritza Colon-Montañez		Present			√		
Jason D. Dukes		Present		√	√		
Sim Facey		Absent					
Haderson Rivera		Present					
Julio Santana		Present			√		
Councilman Daniel Schwartz		Present	√		√		
<del>Marko Kopic</del>	Alternate I	Did not sit					
Martin Lovy	Vice Chairman	Present			√		
Joshua White	Chairman	Present			√		

**6. ACTION: Motion to approve Resolution recommending to the City Council Amendment of Eastside Redevelopment Plan regarding property commonly known as 2-12 South Market Street**

COMMISSIONER		PRESENT/ ABSENT	1 <sup>ST</sup>	2 <sup>ND</sup>	APPROVE	DENY	ABSTAIN
German Acosta		Present					
Maritza Colon-Montañez		Present			√		
Jason D. Dukes		Present		√	√		
Sim Facey		Present					
Haderson Rivera		Present					
Julio Santana		Present			√		
Councilman Daniel Schwartz		Present	√		√		
<del>Marko Kopic</del>	Alternate I	Did not sit					
Martin Lovy	Vice Chairman	Present			√		
Joshua White	Chairman	Present			√		

7. ACTION: Motion to adjourn meeting

COMMISSIONER		PRESENT/ ABSENT	1 <sup>ST</sup>	2 <sup>ND</sup>	APPROVE	DENY	ABSTAIN
German Acosta		Present					
Maritza Colon-Montañez		Present			√		
Jason D. Dukes		Present			√		
Sim Facey		Absent					
Haderson Rivera		Present	√		√		
Julio Santana		Present		√	√		
Councilman Daniel Schwartz		Present			√		
<del>Marko Kopic</del>	Alternate I	Did not sit					
Martin Lovy	Vice Chairman	Present			√		
Joshua White	Chairman	Present			√		