

Newspaper: A motion was made by Commissioner Colon-Montañez, seconded by Councilman Schwartz to keep the Herald Newspaper as the official Newspaper for Publication; there being no other nominations, on a roll call vote, all in favor, the motion carried.

PROCLAMATION

Proclamation presented to Mr. Gordon Braverman in appreciation for his thirty-five (35) years of service to the City of Passaic Planning Board.

ADOPTION OF RESOLUTIONS:

1. Resolution appointing Louis P. Rago as the new Board Attorney for the period of July 1, 2016 to December 31, 2016.

A motion was made to approve Resolution appointing Louis P. Rago, Esq as the new Board Attorney by Commissioner Rivera, seconded by Vice Chairman Lovy, on a roll call vote, all in favor, the motion carried.

2. Resolution approving amended application of 900 Main Avenue, applicant Casega LLC.

A motion to approve Resolution of 900 Main Avenue was made by Commissioner Colon-Montañez, seconded by Councilman Schwartz, on a roll call vote, all in favor, the motion passed.

3. Resolution approving application of 308 Sherman Street, applicant A.Advanced Properties Inc.

A motion to approve Resolution of 308 Sherman Street subject to the condition they obtain sight line map, copies of easement agreements and copy of prior Resolution, was made by Commissioner Dukes, seconded by Commissioner Santana, on a roll call vote, all in favor, the motion passed.

APPLICATIONS:

1. Docket #PB16-09, 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. ***First Appearance***

Charles Sarlo, Attorney for the applicant was present at the hearing. Mr. Sarlo continued to introduce the application to the Board.

Neil Tanis, Licensed Architect of Clifton, NJ was sworn into the record. Mr. Tanis described the property, all the contents of the submitted site plan and the proposed subdivision of the lots.

Chairman White had a question for Mr. Tanis regarding the creation of a variance on the side yard setback.

Vice Chairman Lovy asked about the direction the lighting lamps are facing. He also questioned on the need for the subdivision of the property.

Board Planner A. Señor explained you cannot have two (2) principal uses in one lot, or else it would create a Use Variance.

Chairman White had a question regarding the esthetic of the building.

Justin Taylor, Certified Professional Traffic Engineer of Lake Cuomo, NJ was sworn into the record. He testified regarding the Traffic Study conducted by his firm.

He spoke of the proposed parking lot & spaces provided for the banquet hall.

Chairman White asked about the circulation of traffic and the valet service being offered on the site.

Vice Chairman Lovy questioned how many cars can backup on the proposed drop-off ramp.

Commissioner Facey had reservations on the return time for distance to off-lot parking.

Commissioner Dukes asked to please explain the justification for the 400 person capacity. He also questioned which streets were impacted by the study.

Chairman White asked how the guest of the banquet will be able to identify where to park.

Chairman White questioned about delivery time for Truck deliveries and asked to run him through the delivery route & drop-off.

Board Planner A. Señor asked about the agreement for parking in the off-site lot. He commented favorable on the re-adaptive use being proposed for this lot. He requested access easement for Lot 29.02 and to have barb-wire fence removed and shield Randolph Street from the parking lot. He also requested Site triangle plan to be submitted to the Board.

Chairman White had a question on the Traffic Study in relation to the Taxi Cab company traffic flow.

Chairman White opened the public portion of the hearing.

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.

Conditions if application is to be approved:

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 application with the conditions listed above, was made by Commissioner Dukes, seconded by Vice Chairman Lovy, on a roll call vote, all in favor, the motion passed.

2. 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.).

Board Planner A. Señor presented the Amended Plan to the Board for consideration and to recommend amended Eastside Redevelopment Plan to the City Council for approval.

A motion to approve application with the conditions listed above, was made by Commissioner Facey, seconded by Vice Chairman Lovy, on a roll call vote, all in favor, the motion passed.

MINUTES:

1. Regular Meeting Minutes of June 8th, 2016 were presented by the Secretary for approval.

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

2. Regular Meeting Minutes of September 10th, 2014 were presented by the Secretary for approval.

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

3. Regular Meeting Minutes of January 14th, 2015 were presented by the Secretary for approval.

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

4. Regular Meeting Minutes of February 11th, 2015 were presented by the Secretary for approval.

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

5. Regular Meeting Minutes of March 11th, 2015 were presented by the Secretary for approval.

A motion to approve the minutes was made by Commissioner Colon-Montañez, seconded by Commissioner Rivera, on a roll call vote, all in favor, the motion passed.

6. Regular Meeting Minutes of April 15th, 2015 were presented by the Secretary for approval.

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

7. Regular Meeting Minutes of September 9th, 2015 were presented by the Secretary for approval.

A motion to approve the minutes was made by Commissioner Rivera, seconded by Commissioner Colon-Montañez, on a roll call vote, all in favor, the motion passed.

8. Regular Meeting Minutes of October 14th, 2015 were presented by the Secretary for approval.

A motion to approve the minutes was made by Commissioner Dukes, seconded by Commissioner Colon-Montañez, 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 9:45 p.m.



Miriam R. Perez
Board Secretary
Municipal Land Use Law

VOTING ON ACTIONS:

1. ACTION: Motion to select Joshua White as Chairman of the Board

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	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		Present			√		
Martin Lovy	Vice Chairman	Present	√		√		
Joshua White	Chairman	Present			√		

2. ACTION: Motion to select Martin Lovy as Vice-Chairman of the Board

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	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		Present			√		
Martin Lovy	Vice Chairman	Present			√		
Joshua White	Chairman	Present	√		√		

3. ACTION: Motion to select Miriam R. Perez as Secretary of the Board

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	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		Present		√	√		
Martin Lovy	Vice Chairman	Present			√		
Joshua White	Chairman	Present			√		

4. ACTION: Motion to appoint Louis P. Rago as Board Attorney

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	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		Present			√		
Martin Lovy	Vice Chairman	Present	√		√		
Joshua White	Chairman	Present			√		

5. ACTION: Motion to approve Resolution appointing Louis P. Rago as Board Attorney

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	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		Present			√		
Martin Lovy	Vice Chairman	Present		√	√		
Joshua White	Chairman	Present			√		

6. ACTION: Motion to continue with Remington & Vernick Engineers as Board Planners

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	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		Present		√	√		
Martin Lovy	Vice Chairman	Present			√		
Joshua White	Chairman	Present			√		

7. ACTION: Motion to continue with Herald & News as Official Newspaper of the Board

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	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		Present		√	√		
Martin Lovy	Vice Chairman	Present			√		
Joshua White	Chairman	Present			√		

8. ACTION: Motion to approve Resolution of 900 Main Avenue

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	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		Present	√		√		
Martin Lovy	Vice Chairman	Present			√		
Joshua White	Chairman	Present			√		

9. ACTION: Motion approve Resolution of 308 Sherman Street w/conditions

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	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		Present			√		
Martin Lovy	Vice Chairman	Present			√		
Joshua White	Chairman	Present			√		

10. ACTION: Motion to approve Minutes of June 8th, 2016

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	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		Present	√		√		
Martin Lovy	Vice Chairman	Present			√		
Joshua White	Chairman	Present			√		

11. ACTION: Motion to approve Minutes of September 10th, 2014

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	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		Present	√		√		
Martin Lovy	Vice Chairman	Present					
Joshua White	Chairman	Present			√		

12. ACTION: Motion to approve Minutes of January 14th, 2015

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	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		Present		√	√		
Martin Lovy	Vice Chairman	Present	√		√		
Joshua White	Chairman	Present			√		

13. ACTION: Motion to approve Minutes of February 11th, 2015

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	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		Present		√	√		
Martin Levy	Vice Chairman	Present					
Joshua White	Chairman	Present			√		

14. ACTION: Motion to approve Minutes of March 11th, 2015

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	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		Present					
Martin Levy	Vice Chairman	Present					
Joshua White	Chairman	Present					

15. ACTION: Motion to approve Minutes of April 15th, 2015

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	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		Present	√		√		
Martin Levy	Vice Chairman	Present					
Joshua White	Chairman	Present					

16. ACTION: Motion to approve Minutes of September 9th, 2015

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	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		Present			√		
Martin Lovy	Vice Chairman	Present					
Joshua White	Chairman	Present			√		

17. ACTION: Motion to approve Minutes of October 14th, 2015

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	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		Present					
Martin Lovy	Vice Chairman	Present					
Joshua White	Chairman	Present					

18. ACTION: Motion to close public portion of 201 Randolph Street hearing

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	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		Present			√		
Martin Lovy	Vice Chairman	Present			√		
Joshua White	Chairman	Present			√		

19. ACTION: Motion to approve application of 201 Randolph Street with conditions

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	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		Present			√		
Martin Lovy	Vice Chairman	Present	√		√		
Joshua White	Chairman	Present			√		

20. ACTION: Motion to approve recommendation to City Council re: Amendment of Eastside Redevelopment Plan regarding property commonly known as 2-12 South Market Street

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	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		Present			√		
Martin Lovy	Vice Chairman	Present	√		√		
Joshua White	Chairman	Present			√		

21. ACTION: Motion to adjourn meeting

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	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		Present			√		
Martin Lovy	Vice Chairman	Present			√		

Joshua White	Chairman	Present			√		
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