

PLANNING BOARD MINUTES | 2016

The City of Passaic Planning Board held a regular meeting on June 8th, 2016 in the Council Chambers, City Hall, 330 Passaic Street and opened the meeting at 7:36 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		√	

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

Commissioner Colon-Montañez arrived at 7:43p.m.

APPLICATIONS:

1. Docket #PB16-02, 900 Main Ave Block 4106.01 Lot 10 in the C-R Zone District, applicant Casega, LLC is requesting an amendment to site plan approved by Resolution on November 23, 2015 to demolish the existing garage and construct a three (3) story medical office building with onsite parking. Modifications as required by the County of Passaic Department of Planning & Economic Development. The applicant will require variances/waivers for parking along with any other variances, exceptions, or waivers that may be required.

Gary Cohen, of Passaic, NJ Attorney for the applicant was present at the hearing.

Requesting three (3) minor waivers parking space size, isle width and parking lot distance to lot line. Mr. Cohen referenced letter from the applicant's architect who could not be present at the hearing.

Thomas Donahue, of 110 Warren Avenue, Hohokus, N.J., Licensed Engineer was sworn into the record.

Chairman White opened the public portion of the hearing.

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

A motion to approve the amended application of 900 Main Avenue was made by Vice Chairman

Lovy, seconded by Commissioner Colon-Montañez, on a roll call vote, all in favor, the motion passed.

2. Docket #PB16-03, 308 Sherman Street Block 2175.02, Lot 82 in the R-3 Zone District, applicant A.Advanced Properties, Inc is requesting preliminary & final site plan approval to construct an eight (8) unit apartments, along with any other variances, exceptions, or waivers that may be required.

A.William Sala, of Clifton, N.J. Attorney for the applicant was present at the hearing. Mr. Sala presented the application to the Board.

Frank Matarazzo, of Fairfield, N.J. Licensed Engineer was sworn into the record.

Alfonso Cuoco of Clifton N.J. owner of the property was sworn into the record.

Board Planner M. Everett had questions for the applicant.

Board Attorney G.Braverman asked applicant to submit copies of Easements on the property.

Chairman White opened the public portion of the hearing.

Joe Conoscenti, 170 Broadway had questions for the applicant.

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

A motion to approve application of 308 Sherman Street subject to obtaining sight line map, copies of easement agreements and copy of prior Resolution was made by Councilman Schwartz, seconded by Vice Chairman Lovy, on a roll call vote, all in favor, the motion passed.

MINUTES:

1. Regular Meeting Minutes of May 11th, 2016 were presented by the Secretary for approval.

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

2. Regular Meeting Minutes of April 2nd, 2014 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.

3. Regular Meeting Minutes of June 11th, 2014 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 July 9th, 2014 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.

OTHER BUSINES:

Next scheduled meeting of July 6th has been requested to be changed to July 13th. Will Commissioner have any objection to this change?

No objections from any of the Commissioners. Meeting of July 6th has been cancelled and July 13th marked as special meeting.

ESCROW CLOSEOUTS:

NONE

ADOPTION OF RESOLUTIONS:

None

ADJOURNMENT:

Upon motion, seconded and carried, the meeting was adjourned at approximately 8:30 p.m.



Miriam R. Perez
Board Secretary
Municipal Land Use Law

VOTING ON ACTIONS:

1. ACTION: Motion to approve Minutes of May 11th, 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		Absent					
Julio Santana		Present		√	√		
Councilman Daniel Schwartz		Present			√		
Martin Lovy	Vice Chairman	Present	√		√		
Joshua White	Chairman	Present					

2. ACTION: Motion to approve Minutes of April 2nd, 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		Absent					
Julio Santana		Present					
Councilman Daniel Schwartz		Present		√	√		
Martin Lovy	Vice Chairman	Present	√		√		
Joshua White	Chairman	Present					

3. ACTION: Motion to approve Minutes of June 11th, 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		Absent					
Julio Santana		Present					
Councilman Daniel Schwartz		Present		√	√		
Martin Lovy	Vice Chairman	Present	√		√		
Joshua White	Chairman	Present			√		

4. ACTION: Motion to approve Minutes of July 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		Absent					
Julio Santana		Present					
Councilman Daniel Schwartz		Present		√	√		
Martin Lovy	Vice Chairman	Present	√		√		
Joshua White	Chairman	Present			√		

5. ACTION: Motion to close public portion of 900 Main Avenue 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		Absent					
Julio Santana		Present			√		
Councilman Daniel Schwartz		Present		√	√		
Martin Lovy	Vice Chairman	Present	√		√		
Joshua White	Chairman	Present			√		

6. ACTION: Motion to approve amended application 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		Absent					
Julio Santana		Present			√		
Councilman Daniel Schwartz		Present			√		
Martin Lovy	Vice Chairman	Present	√		√		
Joshua White	Chairman	Present			√		

7. ACTION: Motion to close public portion of 308 Sherman 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		Absent					
Julio Santana		Present			√		
Councilman Daniel Schwartz		Present		√	√		
Martin Lovy	Vice Chairman	Present			√		
Joshua White	Chairman	Present			√		

8. ACTION: Motion to approve application 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		Absent					
Julio Santana		Present			√		
Councilman Daniel Schwartz		Present	√		√		
Martin Lovy	Vice Chairman	Present		√	√		
Joshua White	Chairman	Present			√		

9. 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		Absent					
Julio Santana		Present			√		
Councilman Daniel Schwartz		Present		√	√		
Martin Lovy	Vice Chairman	Present			√		
Joshua White	Chairman	Present			√		