

PLANNING BOARD MINUTES | 2016

The City of Passaic Planning Board held a regular meeting on May 11th, 2016 in the Council Chambers, City Hall, 330 Passaic Street and opened the meeting at 7:40 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 Rivera arrived at 8:16p.m.

APPLICATIONS:

1. Proposed Amendment to Scattered Site Redevelopment Plan for Block 3319, Lot 1, inclusive of the adjacent New Jersey Transit right- of -way; Block 3318a, Lots 7 and 20; Block 3318c, Lots 9 and 20, and approximately five (5) feet of Amsterdam Avenue adjacent to 217 Brook Avenue (a.k.a. "217 Brook Ave Sub-Area).

Mark E. Everett, Board Planner presented the proposed Amendment to the Scattered Site Redevelopment Plan to the Board.

Mr. Everett summarized the goals of the Plan.

He outlined the Land use and Development Requirements and Permitted Uses in this area, Bulk Standards.

Acting Chairman Lovy had questions about procedures once recommendation to the City Council move forward with the Amended Plan.

Councilman Schwartz had questions for our Attorney.

Acting Chairman Lovy opened the public portion of the hearing.

Joseph Baruch, resident of Brook Avenue had concerns regarding the Plan.

Ephraim Sudwerts, resident of Amsterdam Avenue had questions for the Board.

Manuel Schechter, resident of Amsterdam Avenue had concerns regarding the Plan.

Joseph Hellmann, resident of Amsterdam Avenue had concerns regarding the Plan.

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

Robert S. Goldsmith, Attorney for Concord Estates LLC owners of the Property addressed some of the concerns from the public.

Council Schwartz had questions for Mr. Goldsmith.

Joseph Muller, representative for Concord Estates LLC

Acting Chairman Lovy reopened the public portion.

Brian Sudwerts, resident of Amsterdam Avenue had additional concerns regarding the plan.

A motion to recommend the Amendment to the Scattered Site Redevelopment Plan to the City Council was made by Commissioner Colon-Montañez, seconded by Commissioner Santana, on a roll call vote, all in favor, the motion passed.

2. 177-187 Passaic Street a/k/a 1 Market Street Block 1036 Lots 1 & 8, applicant BAW II, LLC d/b/a Big Apple West is requesting an extension to the approvals granted by Resolution on July 25, 2012 for the conversion of Warehouse/Industrial space into Retail/Commercial space for One (1) additional year.

Board Attorney G.Braverman explained the procedure for granting the extension for this project.

Jordan Plachter, owner of Big Apple West was present at the hearing. He gave the Board a history of the Project. He also elaborated on the reason for the project not being completed and why they're requesting the extension.

A motion to grant the One Year Extension to the applicant was made by Councilman Schwartz, seconded by Commissioner Colon-Montañez, on a roll call vote, all in favor, the motion passed.

MINUTES:

1. Regular Meeting Minutes of April 13th, 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 February 19th, 2014 were presented by the Secretary for approval.

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

3. Regular Meeting Minutes of October 22nd, 2014 were presented by the Secretary for approval.

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

4. Regular Meeting Minutes of May 13th, 2015 were presented by the Secretary for approval.

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

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

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

ESCROW CLOSEOUTS:

NONE

ADOPTION OF RESOLUTIONS:

NONE

ADJOURNMENT:

Upon motion, seconded and carried, the meeting was adjourned at approximately 9:10 p.m.



Miriam R. Perez
Board Secretary
Municipal Land Use Law

VOTING ON ACTIONS:

1. ACTION: Motion to approve Minutes of April 12th, 2016

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

2. ACTION: Motion to approve Minutes of February 19th, 2014

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

3. ACTION: Motion to approve Minutes of October 22nd, 2014

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

4. ACTION: Motion to approve Minutes of May 13th, 2015

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

5. ACTION: Motion to approve Minutes of July 8th, 2015

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

6. ACTION: Motion to close public portion of Proposed Amendment to Scattered Site 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	Acting Chairman	Present			√		
Martin Lovy	Vice Chairman	Absent			√		
Joshua White	Chairman	Absent					

7. ACTION: Motion to recommend Amendment of Plan to City Council

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

8. ACTION: Motion to grant one year Extension to applicant Big Apple West II LLC for property located at 177-187 Passaic St aka 1 Market Street

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	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 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		Absent					
Haderson Rivera		Present	√		√		
Julio Santana		Present			√		
Councilman Daniel Schwartz	Acting Chairman	Present			√		
Martin Lovy	Vice Chairman	Present			√		
Joshua White	Chairman	Absent					