

PLANNING BOARD MINUTES | 2016

The City of Passaic Planning Board held a regular meeting on January 13, 2016 in the Council Chambers, City Hall, 330 Passaic Street at 7:30 p.m. and opened the meeting at 7:38 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: Mark E. Everett, P.P., AICP, Board Planner
Gordon Braverman, Esq., Board Attorney

1. Designation of Board Planner

- a. Appointment of Board Planner – Mark E. Everett, P.P., AICP of Remington, Vernick & Arango (as per RFP's sent out by City of Passaic - Contract Year)

Motion was to appoint Mark E. Everett as Board Planner was made by Vice Chairman Lovy, seconded by Commissioner Santana, on a roll call vote, all in favor the motion passed.

2. Introduction of New Class IV Commissioner Sim Facey.

Commissioner Facey was welcomed to the Board by Vice Chairman Lovy.

APPLICATIONS:

3. **Docket #15-09, 186 Passaic Street, Block 1039 Lot 28 in the CR-HD Zone District**, applicant IR Property Management, LLC is requesting preliminary and final site approval to convert an existing 2nd floor 5 bedroom apartment into two (2) separate 2 bedroom apartment units, along with variances for lot area, lot width, lot coverage. This application will also require variances for parking and along with any other variances exceptions or waivers that may be required.

Item #1 was read into record. Kenneth L. Rose, Attorney at Law representing Applicant and Michael Romanics, Licensed Planner of 291 Crooks Avenue, Paterson, NJ were present at the meeting.

Mr. Romanics was sworn in by the Board Attorney.

Mr. Romanics presented the Board with the specifics of the proposed Site Plan.

Commissioner Dukes asked why residents would have access to roof.
Vice Chairman Lovy asked about the Parking situation in the property, how they would propose to address this.

Mr. Romanics asked the Board to note that the deficiency is only one (1) parking space due to the current use of five (5) bedrooms currently in the property.

Commissioner Dukes wanted a description of the location of the property.

Councilman Schwartz asked what is the required lot size required, Mr. Romanics answered 10,000 sq. ft.

Mr. Romanics stated the current conditions make for difficulties renting the apartment.

Commissioner Facey also raised concerns on the access to the roof.

Benefits of approval of this application, they are providing a more desirable, attainable and rentable apartment to City residents.

Vice Chairman Lovy open the floor to the public.

Jose Coscenti, 170 Broadway had questions for the applicant.

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

Councilman Schwartz made his recommendation to move on and approval of the proposed plan.

Commissioner Acosta also offered his opinion in regards to the need for additional housing in the City.

A motion to approve the application with conditions was made by Commissioner Acosta, seconded by Commission Dukes, on a roll call vote, all in favor, the motion passed.

MINUTES:

Special Meeting Minutes of 11-23-15 were presented by the Secretary for approval.

Regular Meeting Minutes of 12-9-15 were presented by the Secretary for approval.

ESCROW CLOSEOUTS:

None

ADOPTION OF RESOLUTIONS:

None

ADJOURNMENT:

Upon motion, seconded and carried, the meeting was adjourned at approximately 9:25 p.m.



Miriam R. Perez
Board Secretary
Municipal Land Use Law

VOTING ON ACTIONS:

1. ACTION: Designation of Board Planner – Mark E. Everett

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
German Acosta		Present			√		
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 close public portion of 186 Passaic Street hearing

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
German Acosta		Present			√		
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	Absent					

3. ACTION: Motion to approve application of 186 Passaic Street with conditions (Fence around roof, payment of outstanding fines & adhere to variances).

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
German Acosta		Present	√		√		
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	Absent					

4. ACTION: Motion to approve Minutes of November 23, 2015

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
German Acosta		Present	√		√		
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	Absent					

5. ACTION: Motion to approve Minutes of December 9, 2015

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
German Acosta		Present			√		
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	Absent					

6. ACTION: Motion to adjourn meeting

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
German Acosta		Present		√	√		
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	Absent					