

The City of Passaic Planning Board held a Special Virtual meeting on April 15th, 2020 Via Zoom and opened the meeting at 6:39 p.m. by requesting a roll call. The invocation was given and all recited pledge of allegiance.

ROLL CALL:

		Present	Absent
Councilman Daniel Schwartz			✓
Kenneth A. Simpson		✓	
Jessica Delacruz		✓	
Sardis Cruz-Perez		✓	
Shawn Witten		✓	
Jose A. Vargas			✓
Carlos Lopez	Alternate I	✓	
Peter T. Rosario	Alternate II	✓	
Edwin Perez	Vice Chairman	✓	
Maritza Colon-Montañez	Madam Chair	✓	

ALSO PRESENT: Louis P. Rago, Esq., Board Attorney ✓
 David Troast, P.P., AICP, Board Planner ✓
 Julio Santana, Zoning Officer ✓

MINUTES:

1. Regular Meeting Minutes of March 4th, 2020 were presented by the Secretary for approval.

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

APPLICATIONS:

1. Docket #PB20-06- Sixth Street, Passaic Street & South Street, Block #5000.02, Lot #1 in the CR-HD Zone District, applicant Passaic Street Properties LLC is requesting preliminary & final site plan approval for the proposed development of a mixed used property consisting of commercial property fronting Passaic Street, and 208 residential units located in four (4) separate buildings. Building #1 fronting Passaic Street will have 52 residential units in a five (5) story building (ground floor being commercial units & parking and floors 2-5 residential units). Buildings #2-4 all located parallel to Building #1, and parallel to each other, will each have 52 residential units in five (5) story buildings (ground floor being commercial units & parking and floors 2-5 residential units). This property will have excess parking which will support a separate application by the applicant (PB20-07). This application will require variances for side yard setback on Sixth Street, rear yard setback along South Street, parking stall size and parking aisle width and any other variances and/or waivers that may be required. This property was named an area of need of Redevelopment. *FIRST APPEARANCE.*

Item #1 of the agenda was read in the record. Mr. Charles Sarlo, Esq., Attorney for the applicant was present at the hearing.

Mr. Osvaldo Martinez, Licensed Architect of Hoboken, NJ was sworn into the Record. Mr. Martinez has presented before this Board on many occasions. The Board accepted his qualifications. Mr. Martinez continued with his testimony.

Mr. Martinez described the proposed plan.

D.Troast, Board Planner had questions for Mr. Martinez

Pedro Naveda, of Hackensack, NJ had question for the Mr. Martinez.

Manuel Negrón, resident of 113 Paulison Avenue had a question for Mr. Martinez.

Michael Ostroff, owner of 99 South Street had a question for the witness.

Mr. Patrick McClellan, Licensed Engineer of Totowa, NJ was sworn into the record. Mr. McClellan has been qualified by this Board on many occasions. Mr. McClellan continued with his testimony.

D.Troast, Board Planner had questions for Mr. McClellan. He also had comments for the Board.

Commissioner Delacruz had questions for the witness.

Commissioner Rosario had a follow up question on Affordable Housing Units.

D.Troast, Board Planner had additional comments regarding the application.

Commissioner Witten had questions for the applicant.

Manuel Negrón, resident of 113 Paulison Avenue had a question for Mr. McClellan.

Commissioner Rosario had questions about the any Bus Stops in the area.

Mayor Lora asked for clarification on the size of bedrooms.

Ankit Rana, 19 Spring Street had questions for the applicant.

Michael Ostroff, owner of 99 South Street had a question for Mr. McClelland.

Commissioner Perez had questions about traffic on Sixth Street.

Madam Chair Colon-Montañez opened the public portion of the hearing.

Michael Ostroff, owner of 99 South Street had comments about in support of the project.

A motion to close public portion of the Sixth Street hearing, was made by

Vice Chairman Perez, seconded by Commissioner Delacruz, on a roll call vote, all in favor, the motion passed.

The Board imposed the following conditions:

1. Good efforts to work with City on possible Bus Stop
2. Compliance with DEP Regulations

A motion to approve application of Sixth Street hearing with the conditions listed above, was made by Commissioner Rosario, seconded by Commissioner Lopez, on a roll call vote, all in favor, the motion passed.

2. Docket #PB20-07- Wall Street &, Block #5000, Lot #1 in the CR-HD Zone District, applicant Passaic Street Properties LLC is requesting Subdivision Approval and preliminary & final site plan approval. The applicant proposes to develop proposed lot 26 block 1017 (post subdivision) with a five (5) story multi-family structure which will consist of a total of thirty-six (36) residential units (12 one (1) bedroom units and 24 two (2) bedroom units) to be located on the 2nd thru 5th floor. The first/ground floor will contain a maintenance garage that will house maintenance equipment for the property and a lobby for the residential units. Applicant is also requesting a minor subdivision of Block 5000 Lot 1, which will allow a portion to be developed as noted above and the balance to be sold to the "City". This application will require a parking variance which will be satisfied with excess parking in the previous application PB20-07 and any other variances and/or waivers that may be required. This property was named an area of need of Redevelopment. *FIRST APPEARANCE.*

Item #2 of the agenda was read in the record. Mr. Charles Sarlo, Esq., Attorney for the applicant was present at the hearing. Mr. Sarlo continued to introduce the application and explained the Subdivision requested in this application.

Mr. Osvaldo Martinez, Licensed Architect of Hoboken, NJ was sworn into the Record. Mr. Martinez has presented before this Board on many occasions. The Board accepted his qualifications. Mr. Martinez continued with his testimony.

Mr. Martinez described the proposed plan.

Commissioner Rosario had a question of about the garage.

Vice Chairman Perez had a question for Mr. Martinez.

L.Rago, Board Attorney had questions for the witness.

Commissioner Rosario had comments for the Board.

D.Troast, Board Planner had comments about the storage garage.

Mr. Patrick McClellan, Licensed Engineer of Totowa, NJ was sworn into the record. Mr. McClellan has been qualified by this Board on many occasions. Mr. McClellan continued with his testimony.

Exhibit A1- Parking Distribution Page 2 Site Dimension Plan revised 4/10/20 was marked into evidence. Mr. McClellan continued to describe the parking.

Exhibit A2- ADA Path/Alternate Access Exhibit was marked into evidence.

Mr. Sarlo summarized the application to the Board.

D.Troast, Board Planner had comments regarding the application.

Madam Chair Colon-Montañez opened the public portion of the hearing.

A motion to close public portion of the Wall Street hearing, was made by Vice Chairman Perez, seconded by Commissioner Witten, on a roll call vote, all in favor, the motion passed.

Commissioner Rosario had concerns on the size of the storage garage. He asked for a condition for the storage garage not be subleased to a third party.

The Board imposed the following conditions:

1. Subdivision Deed to be reviewed by Engineer and Board Attorney
2. Deed Restriction page 4 Board Planner review Parking Requirement – 26 spaces for Wall St.
3. Storage garage not to be subleased to third party commercial businesses.

A motion to approve application of Wall Street hearing with the conditions listed above, was made by Commissioner Rosario, seconded by Commissioner Delacruz, on a roll call vote, all in favor, the motion passed.

RESOLUTIONS:

NONE

ESCROW CLOSEOUTS:

NONE

ADJOURNMENT:

Upon motion, seconded and carried, the meeting was adjourned at approximately 9:17 p.m.



Miriam R. Perez, Board Secretary
Municipal Land Use Law

VOTING ON ACTIONS:**1. ACTION: Motion to approve Minutes of March 4th, 2020**

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
Shaun Witten		Present	√		√		
Jessica Delacruz		Present		√	√		
Kenneth A. Simpson		Present			√		
Sardis Cruz-Perez		Present			√		
Jose A. Vargas		Absent					
Vacancy		---					
Carlos Lopez	Alternate I	Present			√		
Peter T. Rosario	Alternate II	---					
Councilman Daniel Schwartz		Absent					
Edwin Perez	Vice Chairman	Present			√		
Maritza Colon-Montañez	Madam Chair	Present			√		

2. ACTION: Motion to close public portion of Sixth Street hearing

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
Shaun Witten		Present			√		
Jessica Delacruz		Present		√	√		
Kenneth A. Simpson		Present			√		
Sardis Cruz-Perez		Present			√		
Jose A. Vargas		Absent					
Vacancy		---					
Carlos Lopez	Alternate I	Present			√		
Peter T. Rosario	Alternate II	Present			√		
Councilman Daniel Schwartz		Absent					
Edwin Perez	Vice Chairman	Present	√		√		
Maritza Colon-Montañez	Madam Chair	Present			√		

3. ACTION: Motion to approve application of Sixth Street with conditions

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
Shaun Witten		Present			√		
Jessica Delacruz		Present			√		
Kenneth A. Simpson		Present			√		
Sardis Cruz-Perez		Present			√		
Jose A. Vargas		Absent					
Vacancy		---					
Carlos Lopez	Alternate I	Present		√	√		
Peter T. Rosario	Alternate II	Present	√		√		
Councilman Daniel Schwartz		Absent					
Edwin Perez	Vice Chairman	Present			√		
Maritza Colon-Montañez	Madam Chair	Present			√		

4. ACTION: Motion to close public portion of Wall Street hearing

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
Shaun Witten		Present	√		√		
Jessica Delacruz		Present			√		
Kenneth A. Simpson		Present			√		
Sardis Cruz Perez		Absent					
Jose A. Vargas		Absent					
Vacancy		---					
Carlos Lopez	Alternate I	Present			√		
Peter T. Rosario	Alternate II	---			√		
Councilman Daniel Schwartz		Absent					
Edwin Perez	Vice Chairman	Present			√		
Maritza Colon-Montañez	Madam Chair	Present			√		

5. ACTION: Motion to approve application of Wall Street

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
Shaun Witten		Present			√		
Jessica Delacruz		Present		√	√		
Kenneth A. Simpson		Present			√		
Sardis Cruz Perez		Absent					
Jose A. Vargas		Absent					
Vacancy		---					
Carlos Lopez	Alternate I	Present			√		
Peter T. Rosario	Alternate II	---	√		√		
Councilman Daniel Schwartz		Absent					
Edwin Perez	Vice Chairman	Present			√		
Maritza Colon-Montañez	Madam Chair	Present			√		

6. ACTION: Motion to adjourn meeting

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
Shaun Witten		Present	√		√		
Jessica Delacruz		Present			√		
Kenneth A. Simpson		Present			√		
Sardis Cruz Perez		Absent					
Jose A. Vargas		Absent					
Vacancy		---					
Carlos Lopez	Alternate I	Present			√		
Peter T. Rosario	Alternate II	---			√		
Councilman Daniel Schwartz		Absent					
Edwin Perez	Vice Chairman	Present			√		
Maritza Colon-Montañez	Madam Chair	Present			√		