

**PLANNING BOARD
MINUTES**

The City of Passaic Planning Board held a Virtual meeting on May 6th, 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 ✓
 Ricardo Fernandez, Executive Director ✓

MINUTES:

1. Special Meeting Minutes of April 15th, 2020 were presented by the Secretary for approval.

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

APPLICATIONS:

1. Recommendation for Area in Need of Redevelopment/Rehabilitation according to the criteria set forth in section 5 of P.L. 1992, c.79 (C.40A:12A-5) for the following properties:

- a. **Block# 4113, Lot(s) #24** **82-100 Central Avenue**
- b. **Block# 2173, Lot(s) #14** **813-819 Main Avenue**
- c. **Block# 2173, Lot(s) #26** **258-268 Oak Street**

Redevelopment Plan for areas previously designated by the City Council as an Area in Need of Redevelopment according to the criteria set forth in section 5 of P.L. 1992, c.79 (C.40A:12A-5). The Plan includes maps and boundaries of the redevelopment area properties. The following is a list of Properties:

- d. **Block #4059, Lot(s) #15, 16,17** **196-200 Dayton Avenue**
- e. **Block #2180, Lot #27** **135 Summer Street**

Item #1 of the agenda was read in the record. Mr. David Troast, Board Planner & Mr. Ricardo Fernandez, Executive Director of Redevelopment Agency were present at the hearing. Mr. Troast and Mr. Fernandez were sworn into the record. Mr. Troast introduced the Central Avenue Study and Mr. Fernandez the remainder of the Studies & Plans to the Board as listed in the agenda.

Commissioner Rosario had questions about the uses that will be developed at the sites.

Councilman Schwartz had questions on the Summer Street Plan

Commissioner Rosario questioned if the VFW held a liquor license.

Councilman Schwartz had questions regarding the Dayton Avenue Plan.

CENTRAL AVENUE

Commissioner Rosario had questions for Mr. Troast.

L.Rago, Board Attorney had questions for Mr. Troast.

R.Fernandez, Executive Director had comments regarding the designation of this property.

Councilman Schwartz had questions for the witness.

R.Fernandez, Exec. Director & L.Rago, Board Attorney had some clarifications about the condemnation process.

Commissioner Witten had questions about the relocation of the tenants if the condemnation occurs.

Vice Chairman Perez had questions for Mr. Troast.

Commissioner Lopez had questions and comments for Mr. Troast.

Chairwoman Colon-Montañez opened the public portion of the hearing.

A motion to close public portion of the Designation of AINOR Studies for items b-e hearing, was made by Commissioner Rosario, seconded by Commissioner Witten, on a roll call vote, all in favor, the motion passed.

A motion to approve recommendation for Designation of AINOR Studies for items b-e hearing, was made by Commissioner Rosario, seconded by Commissioner Perez, on a roll call vote, all in favor, the motion passed.

A motion to close public portion of the Designation of AINOR Plan for item d hearing,

was made by Commissioner Rosario, seconded by Councilman Schwartz, on a roll call vote, all in favor, the motion passed.

A motion to approve recommendation for Designation of AINOR Plan for item d hearing, was made by Commissioner Rosario, seconded by Councilman Schwartz, on a roll call vote, all in favor, the motion passed.

A motion to close public portion of the Designation of AINOR Studies for item a hearing, was made by Councilman Schwartz, seconded by Commissioner Witten, on a roll call vote, all in favor, the motion passed.

A motion to approve recommendation for Designation of AINOR Studies for item a hearing, was made by Commissioner Rosario, seconded by Commissioner Lopez, on a roll call vote, all in favor, the motion passed.

2. Docket #PB19-18, 119 Autumn Street, Block #4105, Lot #6, in the R-3 Zone, applicant Marco Kopic is requesting preliminary and final site plan approval and minor subdivision to create two (2) lots for one existing Two-story and a half One (1) Family Dwelling unit in one lot and a new Two-story two (2) Family Dwelling unit in the new lot. This application will require variances for minimum lot depth, minimum rear yard setback, maximum lot coverage, Minimum lot width, side yard lot coverage, and any other variances and/or waivers that may be required. **FIRST APPEARANCE. ADJOURNED FROM APRIL 1ST, 2020.**

Item #3 of the agenda was read in the record. Mr. Alan Mariconda, Attorney for the applicant was not present at the hearing. The applicant requested to be adjourned to the hearing of July 8th, 2020. Applicant consented to tolling of time.

A motion to adjourn application of 119 Autumn Street to July 8th, 2020, was made by Councilman Schwartz, seconded by Commissioner Rosario, on a roll call vote, all in favor, the motion passed.

3. Docket #PB20-02, 441 Paulison Avenue, Block #3220 Lot(s) #29, in the R-3 Zone, applicant 443 Paulison Avenue LLC, is requesting preliminary & final site plan approval to construct a three stories new building consisting of thirteen (13) residential units. There will be ten (10) two bedroom units, two (2) three-bedroom unit and one (1) studio apartment on ground floor. This property was name an area of redevelopment/rehabilitation. **FIRST APPEARANCE. ADJOURNED FROM APRIL 1ST, 2020.**

Item #5 of the agenda was read into the record. Mr. Victor Herlinsky, Esq. attorney for the applicant was not present at the hearing.

A motion to adjourn hearing of 441 Paulison Avenue to June 10th, 2020 was made by Commissioner Rosario, seconded by Councilman Schwartz, on a roll call vote, all in favor, the motion passed.

4. Docket #PB20-03- 39-41 Lexington Avenue, Block #4125, Lot 8 in C Zone, applicant 31-41

Lexington Avenue LLC is requesting preliminary & final site approval to rehabilitate an existing commercial building consisting one floor and two commercial units. To divided the two stores into four (4) two facing Lexington Avenue and two facing Central Avenue, to construct two new floor and add three (3) residential unit on 2nd and 3rd floor with a total of six (6) residential units. This property was name an area of need of redevelopment/rehabilitation. **FIRST APPEARANCE. ADJOURNED FROM APRIL 1ST, 2020.**

Item #6 of the agenda was read into the record. Mr. Bennett Wasserstum, Esq. attorney for the applicant was not present at the hearing.

A motion to adjourn hearing of 39-41 Lexington Avenue to June 10th, 2020 was made by Commissioner Rosario, seconded by Councilman Schwartz, on a roll call vote, all in favor, the motion passed.

5. Docket #PB20-04- 26-28 Central Avenue, Block #4125, Lot 18 in C Zone, applicant APRB Main LLC is requesting preliminary & final site approval to rehabilitate an existing commercial building consisting of two stories to construct three commercial units in the bottom floor and three residential units on the 2nd floor. This property was name an area of need of redevelopment/rehabilitation. **FIRST APPEARANCE. ADJOURNED FROM APRIL 1ST, 2020.**

Item #7 of the agenda was read into the record. Mr. Bennett Wasserstum, Esq. attorney for the applicant was not present at the hearing.

A motion to adjourn hearing of 26-28 Central Avenue to June 10th, 2020 was made by Commissioner Rosario, seconded by Councilman Schwartz, on a roll call vote, all in favor, the motion passed.

6. Docket #PB19-17, 309 Oak Street, Block #2172.01, Lot 62 in the R3 Zone, applicant 309 Oak Street LLC is requesting preliminary & final site approval to construct a parking area in back of their multifamily building, and any other variances and/or waivers that may be required. **FIRST APPEARANCE. ADJOURNED FROM APRIL 1ST, 2020.**

Item #2 of the agenda was read in the record. Mrs. Bianca Pereiras, Attorney for the applicant was present at the hearing.

Vice Chairman Perez had questions for Mr. Sambade.

J.Santana, Zoning Officer had questions about the relocation of the fire hydrant.

Councilman Schwartz had questions for the witness.

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

A motion to close public portion of 309 Oak Street hearing, was made by Councilman Schwartz, seconded by Commissioner Lopez, on a roll call vote, five (5) in favor, one (1) abstained, the motion passed.

Board imposed the following conditions:

1. Good faith attempt to work with the City and Passaic Valley Water Commission to relocate the fire hydrant.

A motion to approve application of 309 Oak Street with condition listed above, was made by Councilman Schwartz, seconded by Commissioner Witten, on a roll call vote, all in favor, the motion passed.

7. Docket #PB19-19, 1-11 South Market Street, Block#1030.01 Lot#53, in the Eastside Redevelopment Area Zone, applicant Market Street TIC, LLC is requesting preliminary site plan approval to rehabilitate a vacant industrial building into a mixed used property consisting of two hundred and fifty-six (256) residential units, associated improvements including parking, internal driveways, landscaping, lighting and related residential amenity space, along any other variances and/or waivers that may be required. ***FIRST APPEARANCE.***

Item #4 of the agenda was read in the record. Mr. Steven Gouin, Esq., Attorney for the applicant was present at the hearing. Mr. Gouin continued to introduce the application and explained the Subdivision requested in this application.

Mr. Jeff Szabo, PE, Licensed Civil Engineer of Eatontown, NJ was sworn into the Record. Mr. Szabo presented qualifications to the Board. The Board accepted his qualifications. Mr. Szabo continued with his testimony.

Exhibit A1- Ten (10) pages of photographs of the site dated May 29th, 2019 were marked into evidence. Mr. Szabo continued to describe the photographs.

Mr. Corey Chase, Licensed Traffic Engineer of Chester, NJ was sworn into the Record. Mr. Chase presented qualifications to the Board. The Board accepted his qualifications. Mr. Chase continued with his testimony.

Mr. Jeff Sydness, AIA, Licensed Architect of New York, NY & Mr. Matthew Ruopoli, AIA Licensed Architect of NY, NY were sworn into the record. They both presented their qualifications to the Board. The Board accepted their qualifications. They continued with his testimony respectively.

Commissioner Rosario had questions about affordable housing units in the applicant's plan.

Mr. Charles Mannino, Vice President of Construction & applicant's representative was sworn into the Record. Mr. Mannino continued with his testimony.

Mr. Gouin summarized the application to the Board.

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

A motion to close public portion of the 1-11 South Market Street hearing, was made by Commissioner Rosario, seconded by Commissioner Lopez, on a roll call vote, all in favor, the motion passed.

A motion to approve application of 1-11 South Market Street, was made by Commissioner Rosario, seconded by Commissioner Witten, on a roll call vote, all in favor, the motion passed.

RESOLUTIONS:

1. Recommendation for Area in Need of Redevelopment/Rehabilitation according to the criteria set forth in section 5 of P.L. 1992, c.79 (C.40A:12A-5) for the following properties:

- | | |
|-----------------------------------|------------------------------|
| a. Block# 4113, Lot(s) #24 | 82-100 Central Avenue |
| b. Block# 2173, Lot(s) #14 | 813-819 Main Avenue |
| c. Block# 2173, Lot(s) #26 | 258-268 Oak Street |

Redevelopment Plan for areas previously designated by the City Council as an Area in Need of Redevelopment according to the criteria set forth in section 5 of P.L. 1992, c.79 (C.40A:12A-5). The Plan includes maps and boundaries of the redevelopment area properties. The following is a list of Properties:

- | | |
|--|------------------------------|
| d. Block #4059, Lot(s) #15, 16,17 | 196-200 Dayton Avenue |
| e. Block #2180, Lot #27 | 135 Summer Street |

A motion to approve Resolution items b & c listed above, was made by Commissioner Rosario, seconded by Commissioner Witten, on a roll call vote, all in favor, the motion passed.

A motion to approve Resolution items a, d & e listed above, was made by Commissioner Rosario, seconded by Commissioner Perez, on a roll call vote, all in favor, the motion passed.

2. 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. *Approved on April 15th, 2020.*

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 Resolution of Sixth Street application with the conditions listed above, was made by Commissioner Perez, seconded by Commissioner Lopez, on a roll call vote, all in favor, the motion passed.

3. 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. *Approved on April 15th, 2020.*

The Board imposed the following conditions:

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

A motion to approve Resolution of Wall Street application with the conditions listed above, was made by Commissioner Perez, seconded by Commissioner Lopez, 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 10:39 p.m.



Miriam R. Perez, Board Secretary
Municipal Land Use Law

VOTING ON ACTIONS:**1. ACTION: Motion to approve Minutes of Special Meeting of April 15th, 2020**

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

2. ACTION: Motion to close public portion of hearing for items 1b-e of the agenda

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

3. ACTION: Motion to approve recommendation of items 1b-e of the agenda

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

CITY OF PASSAIC PLANNING BOARD

VOTE SHEET

4. ACTION: Motion to close public portion of hearing for items 1d of the agenda

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

5. ACTION: Motion to approve recommendation of items 1d of the agenda

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

6. ACTION: Motion to close public portion of hearing for items 1a of the agenda

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

7. ACTION: Motion to approve recommendation of items 1a of the agenda

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

8. ACTION: Motion to adjourn hearing of 119 Autumn Street to July 8th, 2020

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

9. ACTION: Motion to adjourn 441 Paulison Avenue, 39-41 Lexington Ave & 26-28 Central Avenue hearings to June 10th, 2020

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

10. ACTION: Motion to close public portion of 309 Oak Street hearing

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

11. ACTION: Motion to approve 309 Oak Street application with conditions

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

12. ACTION: Motion to close public portion of 1-11 South Market Street hearing

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

13. ACTION: Motion to approve application of 1-11 South Market Street

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

14. ACTION: Motion to approve Resolution for AINOR Studies Main Avenue & Oak Street

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

15. ACTION: Motion to approve Resolution for AINOR Studies & Plans Dayton, Summer & Central

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

16. ACTION: **Motion to adjourn meeting**

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

17. ACTION: **Motion to adjourn meeting**

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