

**PLANNING BOARD
MINUTES**

The City of Passaic Planning Board held a Virtual meeting on July 8th, 2020 Via Zoom and opened the meeting at 6:49 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	✓
Dennis Harrington, City Engineer	✓
Ricardo Fernandez, Executive Director	✓

MINUTES:

1. Minutes of May 6th, 2020 were presented by the Secretary for approval.

A motion to approve the minutes of May 6th, 2020 was made by Vice Chairman Perez, seconded by Commissioner Cruz-Perez, on a roll call vote, all in favor, the motion passed.

2. Minutes of June 10th, 2020 were presented by the Secretary for approval.

A motion to approve the minutes of June 10th, 2020 was made by Commissioner Witten, seconded by Commissioner Cruz-Perez, on a roll call vote, all in favor, the motion passed.

APPLICATIONS:

1. Recommendation for Area in Need of 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. CENSUS TRACTS 1752, 1753.01, 1754.01, 1754.02, 1758.01, 1758.02 & 1759
- b. BLOCK 3129, LOTS 4, 5, 15, 32 & 38
426 & 430 LAFAYETTE AVENUE, 102 & 102B GRANT STREET & 13-19 WICKHAM STREET

Item #1 of the agenda was read in the record. Mr. Ricardo Fernandez, Executive Director of Redevelopment Agency, Mr. Chris Colley and Mr. Phillip Abramson, Licensed Planner of Topology, Union City were present at the hearing.

Topology will present Study on the Census Tract and Mr. Fernandez for Lafayette Avenue, Grant Street & Wickham Street.

Mr. Chris Colley and Ms. Philip Abramson, Licensed Planners of Topology, Union City were sworn into the record. They presented their qualifications to the Board. The Board accepted their qualifications. They continued with their testimony and presented the Study to the Board.

Councilman Schwartz had questions for Mr. Colley.

Mr. Fernandez was sworn into the record. Mr. Fernandez had comments on the Designation process.

Mr. Timothy Vazquez, property owner in the study area had questions for the Rehabilitation Designation.

Councilman Schwartz had additional questions for Mr. Fernandez.

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

A motion to close public portion of the Designation of AINOR Studies for Census Tract hearing, was made by Commissioner Lopez, seconded by Commissioner Cruz-Perez, on a roll call vote, all in favor, the motion passed.

A motion to approve recommendation of AINOR Designation for the Census Tract listed on item 1a of the agenda, was made by Commissioner Lopez, seconded by Commissioner Cruz-Perez, on a roll call vote, all in favor, the motion passed.

Mr. Fernandez was sworn into the record. Mr. Fernandez introduced the Study to the Board on item 1b in the agenda.

Vice Chairman Perez had questions about the lots for Mr. Fernandez.

Councilman Schwartz had questions for Mr. Fernandez.

Commissioner Lopez had questions for Mr. Fernandez.

Commissioner Witten also had questions for Mr. Fernandez.

Mr. Tim Vasquez, property owner of various locations in Passaic had questions for Mr. Fernandez.

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

A motion to close public portion of the Designation of AINOR Studies for Lafayette Avenue, Grant Street & Wickham Street hearing, was made by Vice Chairman Perez, seconded by Commissioner Cruz-Perez, on a roll call vote, all in favor, the motion passed.

A motion to approve recommendation of AINOR Designation for Lafayette Avenue, Grant Street & Wickham Street, was made by Commissioner Witten, seconded by Commissioner Lopez, on a roll call vote, all in favor, the motion passed.

2. Docket #PB20-02- 55 Highland Avenue (a/k/a 205 Dayton Avenue), Block #4060, Lot 28 in the CR-HD Zone, applicant C. Realty, L.L.C. is requesting preliminary & final site approval to convert a one story mix-used building that currently contains 1 commercial and 1 residential 1 bedroom unit, thus converting the building to a 3 story building containing a total of 1 commercial unit and 7 residential units, with 1 commercial and 1 residential 1 bedroom unit on the first floor, 3 residential 2 bedroom units on the second floor, 3 residential 2 bedroom units on the third floor, and providing ground level parking below a portion of the building that is being added and requiring variance for lot area, lot width, rear yard setback, lot coverage, off street parking. And any other variances and/or waivers that may be required. **FIRST APPEARANCE.**

Item #4 of the agenda was read into the record. Mr. Gary Cohen, Esq. attorney for the applicant was not present at the hearing. The applicant requested to adjourn hearing to August 5th, 2020.

A motion to adjourn hearing of 55 Highland Avenue to August 5th, 2020, was made by Councilman Schwartz, seconded by Vice Chairman Perez, on a roll call vote, all in favor, the motion passed.

3. 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. ADJOURNED FROM MAY 6TH, 2020.**

Item #2 of the agenda was read into the record. Mr. Alan Mariconda, Esq. attorney for the applicant was present at the hearing.

Mr. Thomas J. Stearns, Licensed Engineer of NJ was sworn into the record. Mr. Stearns had testified before this Board on various occasions. The Board accepted his qualifications. Mr. Stearns continued with his testimony.

Councilman Schwartz had a question for Mr. Stearns.

D.Troast, Board Planner had questions for Mr. Stearns about the parking variances requested.

Councilman Schwartz had comments regarding the parking spaces required.

J.Santana, Zoning Officer had comments on the required spaces and requested the updated site plan be submitted.

D.Harrington, City Engineer had questions for Mr. Stearns.

D.Troast, Board Planner had follow-up questions for Mr. Stearns.

Mr. Matthew Evans, Licensed Architect & Planner of NJ was sworn into the record. Mr. Evans had testified before this Board on various occasions. The Board accepted his qualifications. Mr. Evans continued with his testimony.

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

Councilman Schwartz had questions for Mr. Evans.

David Troast, Board Planner of Plan 2 Consultants was sworn into the record. Mr. Troast had testimony for this Board in regards to this application. Mr. Troast continued with his testimony and his recommendations for the Board.

Commissioner Lopez had questions for the applicant.

Mr. Fernandez had comments and responded to Commissioner Lopez's question.

Mr. Marko Kopic, owner of 119 Autumn Street was sworn into the record.

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

J.Santana, Zoning Officer had concerns about one of the units.

Commission Witten had comments and recommendation for the applicant.

Mr. Vicente Varela, resident 584 Main Avenue had questions for the applicant.

A motion to close the public portion of the 119 Autumn Street hearing was made by Councilman Schwartz, seconded by Vice Chairman Perez, on a roll call vote, all in favor, the motion passed.

A motion to deny application of 119 Autumn Street was made by Councilman Schwartz, seconded by Madam Chair Colon-Montañez, on a roll call vote, all in favor, the motion passed.

4. Docket #PB20-14, 88-90 Dayton Ave, Block 4054, Lot 4 in the M-2 Zone District, applicant

Passaic Industrial Properties, LLC, is requesting preliminary & final site approval, subdivision, bulk variances and design standard waivers. The applicant seeks to subdivide the 30+ acre lot into five separate tax lots as follows: (a) Proposed lot 4.01-27.14 acre tract of existing industrial park and commercial uses; (b) Proposed lot 4.02-.067 acre lot for proposed, multi-tenant retail (adaptive reuse) to be located along Dayton Avenue, southwest corner of property; (c) proposed lot 4.03-2.42 acre lot for existing, multi-tenant retail approved approximately 5 years ago; (d) Proposed Lot 4.04-0.81 acre lot for an existing food pad site (McDonald); and (e) Proposed lot 4.05-0.61 acre lot for proposed parking garage/deck located in northern part of site along Barbour Avenue. The applicant seeks bulk variances, based on the proposed subdivided lots. **FIRST APPEARANCE.**

Item #5 of the agenda was read into the record. Mr. Charles Sarlo, Esq. attorney for the applicant was present at the hearing.

Mr. Jeffrey Martell, Licensed Engineer & Planner of Stonefield Engineering in NJ was sworn into the record. Mr. Martell presented his qualifications to Board. The Board accepted his qualifications. Mr. Martell continued with his testimony.

Mr. Martell described Exhibit A-1 Aerial Photograph of Proposed Subdivisions, Exhibit A-2, and Exhibit A-3 Aerial Retail Building Work Area.

D.Harrington, City Engineer had questions for Mr. Martell.

Mr. Chuck Dietz, Licensed Architect, of Dietz Partnership in Parsippany, NJ was sworn into the record. Mr. Dietz presented his qualifications to the Board. The Board accepted his qualifications. Mr. Dietz continued with his testimony.

Mr. Dietz described Exhibit E-1, Colored Elevation Plan which was marked into evidence.

Mr. Martell was recalled to testify on the Planning Aspect of the application.

Councilman Schwartz had a question for Mr. Martell.

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

A motion to close the public portion of the 88-90 Dayton Avenue hearing was made by Madam Chair Colon-Montañez, seconded by Commissioner Cruz-Perez, on a roll call vote, all in favor, the motion passed.

The Board imposed the following conditions:

1. City Engineer and Board Attorney to review Subdivision Deeds prior to submittal to the County.
2. If changes/removal of parking spaces amount exceed eight (8) spaces, applicant must come back to Board for revised Site Plan approval.

A motion to approve application of 88-90 Dayton Avenue with the conditions listed above was made by Councilman Schwartz, seconded by Commissioner Cruz-Perez, on a roll call vote, all in favor, the motion passed.

5. Docket #PB20-04- 72-74 Park Place, Block #2147, Lot 23 in the CR Zone, applicant Aslan Holding LLC is requesting preliminary & final site approval. This property was named an area of need of rehabilitation on June 14, 2019. The applicant wants to convert a vacant commercial/industrial use building into a mixed commercial residential building. It will consist of two commercial units on the ground floor level and three (3) two (2) bedroom units on the 1st and 2nd floors. **FIRST APPEARANCE.**

Item #3 of the agenda was read into the record. Mr. Charles Sarlo, Esq. attorney for the applicant was present at the hearing.

Mr. Vicente Varela, Licensed Architect of Passaic, NJ was sworn into the record. Mr. Varela presented his qualifications to the Board. The Board accepted his qualifications. Mr. Varela continued with his testimony and described the plan.

Councilman Schwartz had a question about the room sizes.

Mary Fusco, owner 75 Park Place had questions for the witness.

Pamela Berry, 16 Exchange Place had questions for the Board.

Elisa Charters, daughter of Mrs. Fusco owner 75 Park Place had questions for the Board.

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

Elisa Charters, daughter of Mrs. Fusco owner 75 Park Place had comments for the Board.

Pamela Berry, 16 Exchange Place had comments for the Board.

A motion to close the public portion of the 72-74 Park Place hearing was made by Commissioner Cruz-Perez, seconded by Commissioner Lopez, on a roll call vote, all in favor, the motion passed.

A motion to approve application of 72-74 Park Place was made by Commissioner Cruz-Perez, seconded by Commissioner Witten, on a roll call vote, all in favor, the motion passed.

RESOLUTIONS:

1. Recommendation for Area in Need of 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. CENSUS TRACTS 1752, 1753.01, 1754.01, 1754.02, 1758.01, 1758.02 & 1759

b. BLOCK 3129, LOTS 4, 5, 15, 32 & 38**426 & 430 LAFAYETTE AVENUE, 102 & 102B GRANT STREET & 13-19 WICKHAM STREET**

A motion to approve Resolution of AINOR Designation for Census Tracts, was made by Commissioner Witten, seconded by Commissioner Lopez, on a roll call vote, all in favor, the motion passed.

A motion to approve Resolution of AINOR Designation for Lafayette Avenue, Grant Street & Wickham Street, was made by Commissioner Lopez, seconded by Commissioner Cruz-Perez, on a roll call vote, all in favor, the motion passed.

2. 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 units and one (1) studio apartment on ground floor. This property was name an area of rehabilitation. ***Approved on June 10th, 2020 with conditions.***

The Board imposed the following conditions:

1. Moving the refuse area to the back of the building.
2. Widening of the gate to the garage to 22' ft.
3. Traffic Calming Devices at the entrance of the gate within the discretion of City Engineer.
4. 2nd Entrance by where the mailroom is located.

A motion to approve Resolution of 441 Paulison Avenue application, was made by Commissioner Lopez, seconded by Commissioner Cruz-Perez, on a roll call vote, all in favor, the motion passed.

3. 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 rehabilitation. ***Approved on June 10th, 2020 with conditions***

Board imposed the following conditions:

1. Loading Zone signs on the Central Avenue side will be removed.
2. Windows on both sides will be enlarged

A motion to approve Resolution of 39-41 Lexington Avenue application, was made by Commissioner Cruz-Perez, seconded by Commissioner Lopez, on a roll call vote, all in favor, the motion passed.

4. **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 rehabilitation. ***Approved on June 10th, 2020 with conditions.***

Board imposed the following conditions:

1. Remove windows on the property line.

A motion to approve Resolution of 26-28 Central Avenue application, was made by was made by Commissioner Lopez, seconded by Commissioner Cruz-Perez, 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 11:58 p.m.



Miriam R. Perez, Board Secretary
Municipal Land Use Law

VOTING ON ACTIONS:

1. ACTION: Motion to approve Minutes of May 6th, 2020

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

2. ACTION: Motion to approve Minutes of 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		Present	√		√		
Jose A. Vargas		Absent					
Vacancy		---					
Carlos Lopez	Alternate I	Present			√		
Peter T. Rosario	Alternate II	Absent					
Councilman Daniel Schwartz		Present			√		
Edwin Perez	Vice Chairman	Present			√		
Maritza Colon-Montañez	Madam Chair	Present					

3. ACTION: Motion to adjourn hearing of 55 Highland Avenue to August 5th, 2020

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

4. ACTION: Motion to close public portion of AINOR Study of Census Tract hearing

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

5. ACTION: Motion to approve Recommendation of of AINOR Study of Census Tract

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

6. ACTION: Motion to close public portion of AINOR Study Grant, Lafayette & Wickham hearing

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

7. ACTION: Motion to approve Recommendation of of AINOR Study for Grant, Lafayette & Wickham Streets

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

8. ACTION: Motion to approve Resolution for AINOR Study for Grant, Lafayette & Wickham

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

9. ACTION: Motion to approve Resolution for Census Tract

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

10. ACTION: Motion to close public portion of 119 Autumn 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		Present			√		
Jose A. Vargas		Absent					
Vacancy		---					
Carlos Lopez	Alternate I	Present			√		
Peter T. Rosario	Alternate II	Absent					
Councilman Daniel Schwartz		Present		√	√		
Edwin Perez	Vice Chairman	Present	√		√		
Maritza Colon-Montañez	Madam Chair	Present			√		

11. ACTION: Motion to deny application of 119 Autumn Street

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

12. ACTION: Motion to close portion of 72-74 Park Place hearing

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

13. ACTION: Motion to approve application of 72-74 Park Place

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

14. ACTION: Motion to close portion of 88-90 Dayton Avenue hearing

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

15. ACTION: Motion to approved application of 88-90 Dayton Avenue w/conditions

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

16. ACTION: Motion to approve Resolution of 441 Paulison Avenue

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

17. ACTION: Motion to approve Resolution of 39-41 Lexington Avenue

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

18. ACTION: Motion to approve Resolution of 26-28 Central Avenue

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

19. 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		Present			√		
Jose A. Vargas		Absent					
Vacancy		---					
Carlos Lopez	Alternate I	Present	√		√		
Peter T. Rosario	Alternate II	Absent					
Councilman Daniel Schwartz		Present			√		
Edwin Perez	Vice Chairman	Present			√		
Maritza Colon-Montañez	Madam Chair	Present			√		