

The City of Passaic Planning Board held a Special Virtual meeting on July 22nd, 2020 Via Zoom and opened the meeting at 6:38 p.m. by requesting a roll call. The invocation was given and all recited pledge of allegiance.

**ROLL CALL:**

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

**ALSO PRESENT:** Louis P. Rago, Esq., Board Attorney ✓  
 Julio Santana, Zoning Officer ✓  
 Ricardo Fernandez, Executive Director ✓

**MINUTES:**

1. Minutes of July 8<sup>th</sup>, 2020 were presented by the Secretary for approval.

A motion to approve the minutes of July 8<sup>th</sup>, 2020 was made by Councilman Schwartz, seconded by Vice Chairman Perez, on a roll call vote, all in favor, the motion passed.

**RESOLUTIONS:**

1. **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. ***Approved with conditions July 8<sup>th</sup>, 2020.***

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 Resolution of 88-90 Dayton Avenue with the conditions listed above was made by Commissioner Witten, seconded by Commissioner Lopez, on a roll call vote, all in favor, the motion passed.

**2. 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. ***Approved with conditions July 8<sup>th</sup>, 2020.***

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

Councilman Schwartz recused himself from hearing the application for 127-129 South Street because of a conflict. He left the hearing.

#### **APPLICATIONS:**

**1. Docket #PB20-12 - 127-129 South St, Block 1030 Lot 33 in the Eastside Redevelopment Zone**, Applicant 125 South Street, LLC is requesting Final Site Plan approval, to demolish an existing vacant industrial building and construct a new five-story building containing fifty-two units consisting of twenty (20) one-bedroom units and thirty-two (32) two-bedroom units. The proposed building will have a thirty-four (34) car enclosed parking garage, twenty-four (24) exterior parking spaces, bicycle parking, a private lounge and mechanical/utility area. This application will require a height relief which is 7.9 % and any other variance and/or waivers that may be required. ***FIRST APPEARANCE.***

Item #1 of the agenda was read into the record. Mrs. Cecilia Lassiter, Esq. attorney for the applicant was present at the hearing.

Mr. Avelino Sambade, Licensed Architect, Engineer & Planner of Hoboken, NJ was sworn into the record. Mr. Sambade presented his qualifications to the Board. The Board accepted his qualifications. Mr. Sambade continued with his testimony and described the plan.

Exhibit A-1 – Color Rendering of 127-129 South Street was marked into evidence. Mr. Sambade described the rendering.

R.Fernandez, Board Planner commented on the request for height waiver. There is no height variance needed for this application.

Mr. Sambade addressed some of the issues raised by D.Harrington, City Engineer in his review.

R.Fernandez, Board Planner addressed the code 317-12 Exceptions to the Height requirements and clarified for the Board the plan does not exceed this requirement.

L.Rago, Board Rago asked Mr. Sambade to testify that the power pit is constructed for ornamental purposes.

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

A motion to close the public portion of the 127-129 South Street hearing was made by Madam Chair Colon-Montañez, seconded by Commissioner Lopez, on a roll call vote, all in favor, the motion passed.

A motion to approve application of 127-129 South Street was made by Vice Chairman Perez, seconded by Commissioner Simpson, 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 7:20 p.m.



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**Miriam R. Perez, Board Secretary**  
**Municipal Land Use Law**

**VOTING ON ACTIONS:**

**1. ACTION: Motion to approve Minutes of July 8<sup>th</sup>, 2020**

COMMISSIONER		PRESENT/ ABSENT	1 <sup>ST</sup>	2 <sup>ND</sup>	APPROVE	DENY	ABSTAIN
Shaun Witten		Present			√		
Jessica Delacruz		Absent					
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		Present	√		√		
Edwin Perez	Vice Chairman	Present		√	√		
Maritza Colon-Montañez	Madam Chair	Present			√		

**2. ACTION: Motion to approve Resolution of 72-74 Park Place**

COMMISSIONER		PRESENT/ ABSENT	1 <sup>ST</sup>	2 <sup>ND</sup>	APPROVE	DENY	ABSTAIN
Shaun Witten		Present	√		√		
Jessica Delacruz		Absent					
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		Present			√		
Edwin Perez	Vice Chairman	Present			√		
Maritza Colon-Montañez	Madam Chair	Present			√		

**3. ACTION: Motion to approve Resolution of 88-90 Dayton Avenue**

COMMISSIONER		PRESENT/ ABSENT	1 <sup>ST</sup>	2 <sup>ND</sup>	APPROVE	DENY	ABSTAIN
Shaun Witten		Present			√		
Jessica Delacruz		Absent					
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		Present			√		
Edwin Perez	Vice Chairman	Present	√		√		
Maritza Colon-Montañez	Madam Chair	Present			√		

**4. ACTION: Motion to close public portion of 127-129 South Street hearing**

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

**5. ACTION: Motion to approve application of 127-129 South Street**

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

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

COMMISSIONER		PRESENT/ ABSENT	1 <sup>ST</sup>	2 <sup>ND</sup>	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					
<del>Councilman Daniel Schwartz</del>		Absent					
Edwin Perez	Vice Chairman	Present			√		
Maritza Colon-Montañez	Madam Chair	Present			√		