



# County of Passaic

Department of Planning & Economic Development  
401 Grand Street, Room 417  
Paterson, New Jersey 07505

[www.passaiccountynj.org](http://www.passaiccountynj.org)

Michael Lysicatos AICP, PP  
Director

PLANNING BOARD  
TEL (973) 569-4040  
FAX (973) 569-4041

## Passaic County Planning Board Regular Meeting Agenda Thursday, December 16<sup>th</sup>, 2021, 5:00 PM

**Special WebEx Meeting Instructions (more detailed instructions at the end of this document)**  
Members of the public will be prompted and given microphone access during the public comment portion of the meeting and following Board member comments for each application.

**- Via Cisco WebEx Meeting Application:**

<https://passaiccounty.webex.com/passaiccounty/j.php?MTID=md2fd9a8fea3e40890c890c84fc806a12>

**- Via Conference Call (if you do not have access to the WebEx application or a microphone):**

(408) 418-9388, Dial Access Code at Prompt: 2345 015 5055, Participant Code: just dial # to enter.

**The meetings materials, and all application files, can be viewed at the below link:**

<https://www.dropbox.com/sh/ht3b4b1bpxd8oi5/AABXv3MLw6Dty0ISsSiY394ta?dl=0>

### Chair's Announcement – Open Public Meeting Act

#### Roll Call

Minutes: December 16<sup>th</sup>, 2021

#### Planning Director's Report

#### Public Comment & Questions

#### Development Review:

1. SP-15-026; Fortress Holdings

555 Preakness Avenue, Totowa/Paterson

Totowa: Block 6, Lots 2, 4 & 12

Paterson: Block 1218, Lot 18

Site Plan (Previously Withheld)

Owner: Fortress Holdings, LLC

2. SP-21-032; Prop. Art Gallery

386-390 Lakeview Avenue, Paterson

Block 5.24, Lots 12 & 15

Site Plan (Previously Withheld)

Owner: United Holy Land Fund, Inc.

3. SP-21-045; Prop. Mixed-Use Building

141-147 Crooks Avenue, Paterson

Block 7006, Lot 4; Block 7008, Lots 3, 23 & 24

Site Plan (Previously Withheld)

Owner: 141-147 Crooks Avenue, LLC

4. SP-21-056; Prop. Apartments

231 Market Street, Paterson

Block 4405, Lot 21

Site Plan (Previously Withheld)

Owner: Mahmoud Odatalla

**Items 5-10 on next page**

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5. SP-21-059; Prop. Apartments  
165-167 Market Street, Paterson  
Block 4406, Lots 8 & 9  
Site Plan (Previously Withheld)  
Owner: Mahmoud Odatalla

7. SP-21-060; Tesla Pompton Lakes  
1-55 Wanaque Avenue, Pompton Lakes  
Block 100, Lot 8  
Site Plan (New Application)  
Owner: UB Pompton Lakes I, LLC

9. SP-21-066; Prop. Apartments  
117 Hamilton Avenue, Paterson  
Block 3616, Lot 8  
Site Plan (New Application)  
Owner: MAFHH, LLC

6. SU-21-019; Meridia Pompton Lakes Sub.  
257-269 Wanaque Avenue, Pompton Lakes  
Block 6300, Lot 28  
Minor Subdivision (New Application)  
Owner: Meridia Pompton Lakes 261, Urban Renewal, LLC

8. SP-21-065; Prop. Mixed-Use Building  
194-196 Union Avenue, Paterson  
Block 1315, Lot 4  
Site Plan (New Application)  
Owner: 196 Union Avenue Associates, LLC

10. SP-21-067; Prop. Mixed-Use Building  
453-463 Lexington Avenue, Clifton  
Block 7.15, Lots 10 & 11  
Site Plan (New Application)  
Owner: Tsungas Petroleum, Inc.

**Old Business**

Driveway Side Setback Waiver Request – SP-20-042 – 32 Paterson-Hamburg Turnpike, Wayne

**New Business**

**Resolutions - Amended**

1. 2021-034 (SP-20-014)
2. 2021-035 (SP-20-015)
3. 2021-036 (SP-20-017)
4. 2021-037 (SP-20-020)
5. 2021-038 (SP-20-022)

**Correspondence**

**Adjournment**

**PLEASE SEE WEBEX INSTRUCTIONS AND TIPS ON THE NEXT PAGE**

## WEBEX CONFERENCE ACCESS INSTRUCTIONS

### To join using your computer:

Logon to the Cisco WebEx Meeting Application at the following link:

<https://passaiccounty.webex.com/passaiccounty/j.php?MTID=md2fd9a8fea3e40890c890c84fc806a12>

If prompted, the password is: Planning. If your computer has a built in microphone and speakers, you will be able to participate in the meeting at this point. If your computer does not, or you are unsure, please see the next section on using a phone to dial into the conference call.

**To join using your phone:** Call (408) 418-9388 and enter the meeting number when prompted to join the conference call (Meeting Access Code: 2345 015 5055). When prompted for the attendee number, just hit the # key to enter the meeting.

## SAMPLE WEBEX SCREEN

The screenshot shows the Cisco WebEx Meetings application window. At the top, it says "Cisco Webex Meetings" and "Connected". Below that, there's a menu bar with "File", "Edit", "Share", "View", "Audio", "Participant", "Meeting", and "Help". The main area shows a large "SP" in a circle. At the bottom, there's a toolbar with icons for microphone, webcam, screen sharing, chat, and other functions. A chat window is open on the right side, showing a text box and a "To:" dropdown menu set to "Everyone".

**Microphone** - When the microphone icon is GRAY you can be heard by all participants. When it is RED you are muted. Members of the public will be muted when entering so make sure to unmute before speaking during the public comment period or during testimony on a specific application.

**Webcam** - When the camera icon is GRAY you will be seen by all participants if you are using a webcam on your computer. When it is RED only an icon or initials will be seen by all. Please make sure to check this setting once entering the session.

**Chat** - The chat function is controlled by the bubble icon and the text box on the right hand side. If you would like to submit a comment in writing or notify the moderator that you would like to discuss an item during any comment period click on the chat bubble until it turns blue and enter a question in the text box to the right. The To: bar above the text box controls who receives the message. Please keep that set to everyone as it is a public meeting.