



### Planning Board Public Meeting

**Date:** Tuesday, February 23, 2021

**Location:** Teleconference and Videoconference via Zoom (Instructions Listed Below)

**Time:** 6:00 PM

### MEETING AGENDA

1. Public Meeting
2. Open Discussion
3. Adjourn

---

### February 23<sup>rd</sup> Meeting Registration Instructions

**Registration Link:** [https://us02web.zoom.us/webinar/register/WN\\_2167gHfJRLWwVbsKIHR5NQ](https://us02web.zoom.us/webinar/register/WN_2167gHfJRLWwVbsKIHR5NQ)

After registering, you will receive a confirmation email containing information about joining the webinar.

Zoom is a digital platform that may require you to have certain capabilities. For more information please visit: <https://support.zoom.us/hc/en-us/articles/204003179-System-Requirements-for-Zoom-Rooms>

The Planning Department will attempt to live stream the February 23<sup>rd</sup> Meeting on YouTube and can be accessed using the following link:

<https://www.youtube.com/channel/UCw2w4Cdeal5sd8IQPUDlcyw/videos>

## Consent Agenda

### PROJECT #00368

<b>Application</b>	<b>DPR #0101</b>
<b>Property Address</b>	35 Commerce Avenue
<b>Applicant</b>	CFM 25 Industrial, INC
<b>Zoning District</b>	I-1 (Light Industrial)
<b>Request</b>	Major Development Plan Review - §375-5(E)(14)
<b>Proposal</b>	Construction of a +/-17,320 square foot warehouse addition.

### PROJECT #00398

<b>Application</b>	<b>DR #0109</b>
<b>Property Address</b>	514 Bradford Street
<b>Applicant</b>	Pinewood Realty LLC
<b>Representing Agent</b>	Albert Szesnat
<b>Zoning District</b>	R-2 (Two-Family)
<b>Request</b>	Demolition Review - §375-5(E)(17)
<b>Proposal</b>	Demolition of a +/-820 square foot detached accessory garage.

### PROJECT #00399

<b>Application</b>	<b>DR #0110</b>
<b>Property Address</b>	97 Ryckman Avenue
<b>Applicant</b>	Southwood Realty LLC
<b>Zoning District</b>	R-M (Multi-Family)
<b>Representing Agent</b>	Albert Szesnat
<b>Request</b>	Demolition Review - §375-5(E)(17)
<b>Proposal</b>	Demolition of a +/-594 square foot detached accessory garage.

## Public Meeting Agenda

### PROJECT #00385

<b>Application</b>	<b>DPR #0107</b>
<b>Property Address</b>	425 North Pearl Street
<b>Applicant</b>	413 North Pearl Assoc LLC
<b>Zoning District</b>	MU-FW (Mixed-Use, Form-Based Warehouse District)
<b>Request</b>	Major Development Plan Review - §375-5(E)(14)
<b>Proposal</b>	Conversion of +/-78,071 square feet of an existing warehouse into +/-82 dwelling units.

### PROJECT #00396

<b>Applications</b>	<b>CUP #0038; DPR #0115</b>
<b>Property Address</b>	22 Holland Avenue
<b>Applicant</b>	Ed Baksh, The Parikh Network
<b>Representing Agent</b>	Daniel Hershberg, Hershberg & Hershberg
<b>Zoning District</b>	MU-CU (Mixed-Use Community Urban)
<b>Request</b>	Concept Review of a Major Development Plan - §375-5(E)(14)
<b>Proposal</b>	Construction of a +/-2,472 square foot restaurant with a drive-through facility.

**PROJECT #00397**

<b>Applications</b>	<b>CUP #0039; DIST #0005; DPR #0116</b>
<b>Property Address</b>	1385 Washington Avenue
<b>Applicant</b>	Jacky He, DMG Investments
<b>Representing Agent</b>	Daniel Hershberg, Hershberg & Hershberg
<b>Zoning District</b>	MU-CU (Mixed-Use Community Urban)
<b>Request</b>	Concept Review of a Major Development Plan - §375-5(E)(14)
<b>Proposal</b>	Construction of a five-story dormitory with +/-184 units and a parking garage and surface parking lot totaling +/-98 parking spaces.