

CITY OF PASSAIC PLANNING BOARD AGENDA

The Planning Board will hold their regular meeting on **Wednesday, February 3, 2021** at 6:30 p.m. Due to COVID19 social distancing requirements this will be a virtual meeting via ZOOM:

<https://us02web.zoom.us/j/5436890561?pwd=VUNzWDJlOWlVSWFqR0xPb2NjYkwwUT09>

Meeting ID: 543 689 0561

Passcode: 325678

One tap mobile

+16465588656,,5436890561#,,,,,0#,,325678# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 543 689 0561

Passcode: 325678 find your local number: <https://us04web.zoom.us/u/f89fe3eoT> to consider the following:

1. Please take notice that the City of Passaic Planning Board will consider the Preliminary Investigation for certain properties to determine whether they qualify for an 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). The Investigation Report includes maps and boundaries of the proposed rehabilitation area properties. The following is a list of investigated Properties:

BLOCK 4098 LOT 61 234 Harrison Street

BLOCK 2207 LOT 25, 26 & 27 445 -451 Main Avenue

2. **Docket #PB20-18- 170 Summer Street, Block # 2184, Lot 11 in the R3 Zone**, Applicant Bosko Boskovski is requesting preliminary & final site approval to make an addition to a two family home and to convert it to four family dwelling unit. The proposed floor layout is as follows: ground floor a car garage for four (4) cars, 1st and 2nd floor two (2) 2-bedroom units on each floor, for a total of four (4) units. Parking area in back for three cars and two extra parking in front of garages for two cars. This application will require variances for lot area, lot width, side yard setback, lot coverage, stacked parking and any other variances and/or waivers that may be required. ***ADJOURNED FROM JANUARY 6TH, 2021***

3. **Docket #PB20-22- 7 & 11-13 Central Avenue, Block #4126, Lot 14 & 12 in the C Zone**, applicant 7-Eleven INC is requesting preliminary & final site approval to convert an existing one-story building previously occupied by Dunkin Donuts into a 7-Eleven convenience store with 24-hour operations. The proposed store will consist of an area of 3,351 square feet and a parking area consisting of eight (8) spaces. The applicant will be seeking a variance for front yard setback and any other variances and/or waivers that may be required. ***FIRST APPEARANCE.***

4. **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. ADJOURNED FROM DECEMBER 2ND, 2020.***

MINUTES FOR APPROVAL:

5. January 6th, 2021 Meeting

RESOLUTIONS FOR APPROVAL:

6. Resolution for PB20-22, 135 Summer Street

A copy of said applications and documents are available for public review online on the City of Passaic Website, Planning & Redevelopment Page (Cityofpassaic.com) or on file with the Administrative Officer, Municipal Land Use Law, Passaic City Hall, Room 205, 330 Passaic Street, Passaic, NJ. Any interested party may inspect these records by calling and scheduling inspection with the Passaic Planning Board Secretary at (973) 859-1344.

Miriam R. Perez
Board Secretary
Municipal Land Use Law