CITY OF PASSAIC PLANNING BOARD AGENDA

The Planning Board will hold their regular meeting on **Wednesday, March 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=VUNzWDJIOWlVSWFqR0xPb2NjYkwvUT09
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 Redevelopment/Rehabilitation Plans for properties previously designated by the City Council as 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 Plans includes maps and boundaries of the rehabilitation area properties. The following is a list of Properties:

BLOCK 4098 LOT 61 **234 Harrison Street**

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

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. ADJOURNED FROM FEBRUARY 3RD, 2020. TO BE ADJOURNED TO SPECIAL MEETING OF APRIL 21ST, 2021.***

3. **Docket #PB20-19- 14 Garden Street & 40-42 Broadway, Block 2152 Lot(s) 33 & 25 in the C-R zone district,** Applicant Ana Maria Inga & Igor Inga are requesting preliminary and final site plan to merge two lots (block:2152, lot: 33 & block:2152 lot: 25) and to convert an existing 2 ½ stories commercial building consisting of cafeteria on 1st floor with an open space in the back, and 2nd floor empty commercial space, into a commercial residential building adding a 3rd story and consisting of the following floor layout: 1st floor cafeteria will stay as a commercial front, the back space will be converted to two (2) one-bedroom apartments; 2nd floor two (2) one-bedroom apartments and one (1) three-bedroom apartments; 3rd floor one (1) three-bedroom apartment, one (1) two-bedroom and one (1) one-bedroom apartment with a total of nine (8) residential units and one (1) commercial. This application will require variances for lot area, side yard setback, rear yard setback, lot coverage, minimum open space, parking and any other variances and/or waivers that may be required. ***FIRST APPEARANCE.***

4. **Docket #PB20-21- 21 Burgess Place, Block # 4104, Lot 71 in the R3 Zone,** Applicant Angel Laboy is requesting preliminary & final site approval to add a third floor to an existing 2 ½ stories two (2) family home and convert it to a four (4) family home consisting of one (1)two-bedroom apartment and one (1) bedroom apartment on first floor, one (1) three-bedroom apartment on the 2nd floor and one (1) three-bedroom apartment on the 3rd floor. This application will require variances for lot area, lot width, front yard, side yard setback, lot coverage, minimum open space, parking and any other variances and/or waivers that may be required. ***FIRST APPEARANCE.***

5. **Docket #PB20-20- 337 Aycrigg Avenue, Block # 3248, Lot 17 in the R3 Zone,** Applicant 3X Aycrigg LLC is requesting preliminary & final site approval to convert a one (1) story residential home into a new three (3)-story brick building consisting of eight (8) residential units. The proposed floor layout is as follows: ground floor two (2) 2-bedroom unit and 2nd and 3rd floor consisting of three (3) 2-bedroom unit each, with a total of eight (8) units. This application will require variances for lot width, side yard setback, lot coverage, parking variance and any other variances and/or waivers that may be required. ***FIRST APPEARANCE. ADJOURNED FROM JANUARY 6TH, 2020.***

MINUTES FOR APPROVAL:
1. February 3rd, 2021 Meeting
2. February 17th, 2021 Special Meeting

RESOLUTIONS FOR APPROVAL:
1. Resolutions for Item # 1
2. Resolution for PB20-18, 170 Summer Street
3. Resolution for PB20-22, 7 & 11-13 Central Avenue
4. Resolution for PB20-26, 15 Prospect 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