

CITY OF PASSAIC PLANNING BOARD

AGENDA

The Planning Board will hold a Special meeting on **Wednesday, June 16th, 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=VUNzWDJIOWlVSWFqR0xPb2NjYkwwUT09>

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/j/89fe3e0T> 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 2197.01, LOTS 1 & 32 (452-454 PAULISON AVE & 439 OAK STREET)

Furthermore, the 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 3220 LOT 27 437 PAULISON AVENUE *CARRIED FROM JUNE 2ND, 2021.*

2. **Docket #PB21-05- 26-28 Central Avenue, Block #4125, Lot 18 in the C – Commercial zone**

applicant APRB Main LLC is requesting an amendment to site plan approval of June 10th, 2020 to rehabilitate an existing commercial building consisting of two (2) stories to construct three commercial units on the ground floor and six (6) residential units on the second floor. This property is part of the Redevelopment Plan prepared for Main Avenue – Census Tract on December 7, 2020. ***Scheduled for June 16th, 2021.***

3. **Docket #PB21-06- 39-41 Lexington Avenue, Block #4125, Lot 8 in the C- Commercial zone,**

applicant 39-41 Lexington Avenue LLC is requesting an amended site plan approval of June 10th, 2020 to rehabilitate an existing one story commercial building that consists of two commercial units to a three story building with four (4) commercial units on the ground floor and three additional floors with three (3) residential units on the second, third and fourth floor, for a total of nine (9) residential units. This property is part of the Redevelopment Plan prepared for Main Avenue – Census Tract on December 7, 2020. ***Scheduled for June 16th, 2021.***

4. **Docket #PB21-08, 445-451 Main Avenue. Block #2207 , Lot(s) #25, 26 & 27 in the R-3 Zone**

District, applicant Yum and Chill Restaurant Group, is seeking preliminary & final site plan approval to construct a Wendy's Restaurant with a drive thru and outdoor seating. This property is part of the Redevelopment Plan prepared for 445- 451 Main Avenue on February 5, 2021. ***Scheduled for June 16th, 2021.***

MINUTES FOR APPROVAL:

1. May 19th, 2021 Special Meeting

RESOLUTIONS FOR APPROVAL:

1. Resolutions for Items # 1 & 2
2. Resolution – PB20-24, 234 Highland Avenue (Juana Estevez)
3. Resolution – PB20-25, 196-200 Dayton Avenue (The Dayton Apartments LLC)
4. Resolution – PB21-03, 813-819 Main Avenue (Main & Oak Properties, Inc)
5. Resolution – PB21-04, 258-268 Oak Street (Main & Oak Properties, Inc)

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