

# CITY OF PASSAIC PLANNING BOARD

## AGENDA

The Planning Board will hold their regular meeting on **Wednesday, July 8<sup>th</sup>, 2020** at 6:30 p.m. Due to COVID19 social distancing requirements this will be a virtual meeting via ZOOM:

<https://us02web.zoom.us/j/81666038180?pwd=Q25lRlZ4UWVITjlkTFRmTU13eTVnQT09>

**Meeting ID: 816 6603 8180**

**Password: 578566**

**One tap mobile**

**+16465588656,,81666038180#,1#,578566# US (New York)**

**Dial by your location**

**+1 646 558 8656 US (New York)**

**Meeting ID: 816 6603 8180**

**Password: 578566**

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:

**CENSUS TRACTS 1752, 1753.01, 1754.01, 1754.02, 1758.01, 1758.02 & 1759**

**BLOCK 3129, LOTS 4, 5, 15, 32 & 38**

**426 & 430 LAFAYETTE AVENUE, 102 & 102B GRANT STREET &  
13-19 WICKHAM STREET**

2. **Docket #PB19-18, 119 Autumn Street, Block #4105, Lot #6, in the R-3 Zone**, applicant Marco

Kopic is requesting preliminary and final site plan approval and minor subdivision to create two (2) lots for one existing Two-story and a half One (1) Family Dwelling unit in one lot and a new Two-story two (2) Family Dwelling unit in the new lot. This application will require variances for minimum lot depth, minimum rear yard setback, maximum lot coverage, Minimum lot width, side yard lot coverage, and any other variances and/or waivers that may be required. **FIRST APPEARANCE. ADJOURNED FROM APRIL 1<sup>ST</sup>, 2020. ADJOURNED FROM MAY 6<sup>TH</sup>, 2020.**

3. **Docket #PB20-04- 72-74 Park Place, Block #2147, Lot 23 in the CR Zone**, applicant Aslan Holding

LLC is requesting preliminary & final site approval. This property was named an area of need of rehabilitation on June 14, 2019. The applicant wants to convert a vacant commercial/industrial use building into a mixed commercial residential building. It will consist of two commercial units on the ground floor level and three (3) two (2) bedroom units on the 1<sup>st</sup> and 2<sup>nd</sup> floors. **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.**

5. **Docket #PB20-14, 88-90 Dayton Ave, Block 4054, Lot 4 in the M-2 Zone District**, applicant Passaic

Industrial Properties, LLC, is requesting preliminary & final site approval, subdivision, bulk variances and design standard waivers. The applicant seeks to subdivide the 30+ acre lot into five separate tax lots as follows: (a) Proposed lot 4.01-27.14 acre tract of existing industrial park and commercial uses; (b) Proposed lot 4.02-.067 acre lot for proposed, multi-tenant retail (adaptive reuse) to be located along Dayton Avenue, southwest corner of property; (c) proposed lot 4.03-2.42 acre lot for existing , multi-tenant retail approved approximately 5 years ago; (d) Proposed Lot 4.04-0.81 acre lot for an existing food pad site (McDonald); and (e) Proposed lot 4.05-0.61 acre lot for proposed parking garage/deck located in northern part of site along Barbour Avenue. The applicant seeks the following variances, based on the proposed subdivided lots. **FIRST APPEARANCE.**

**MINUTES FOR APPROVAL:**

6. June 10<sup>th</sup>, 2020

**RESOLUTIONS FOR APPROVAL:**

7. Resolution for Items on #1

8. Resolution for PB20-02, 441 Paulison Avenue

9. Resolution for PB20-03- 39-41 Lexington Avenue

10. Resolution for PB20-04- 26-28 Central Avenue

A copy of said applications and documents are 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 during normal business hours. Please call 973-859-1344 to schedule an inspection.

**Miriam R. Perez**

**Board Secretary**

**Municipal Land Use Law**