

CITY OF PASSAIC PLANNING BOARD

AGENDA

The Planning Board will hold a Special meeting on **Wednesday, September 8th, 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/5436890561?pwd=VUNzWDJIOWlVSWFqR0xPb2NjYkwwUT09> to consider the following:

1. Docket #PB21-11-24 Barbour Avenue, Block #4054, Lot 1 in the CR Zone, applicant Trademark Sign LLC. is applying for relief from our Sign Code/Ordinance 317-49C (5); Sign shall not exceed four (4) feet in height. The applicant is requesting to install a sign for (Burlington Store) with dimensions of 9 feet and 4 inches that exceed 5 feet and 4 inches of what is allowed by code and any other variances and/or waivers that may be required. **FIRST APPEARANCE. TO BE ADJOURNED TO OCTOBER 6TH, 2021.**

2. Docket #PB21-17-19 Wickham Street, Block #3219 , Lot #38, 4, 5 and lot 32.01 , in the R-3 Zone, applicant 102.5 Grant St. LLC is requesting preliminary and final site plan approval and minor subdivision to consolidate lot 38 and 32 by cutting thru lot 4 and 5 and to convert it to lot 38.1, lot 4.1 and lot 5.1. Lot 15 is not part of the subdivision and will remain as an exit. The propose is to demolish an existing two story building on lot 38.1 to construct a new four story building consisting of 12 residential units, as part of redevelopment/rehabilitation plan dated August 10, 2020. This application will require variances for side yard lot 40.1, 5.01 and lot 15, lot coverage on lot 15 and any other variances and/or waivers that may be required. **FIRST APPEARANCE.**

3. Docket #ZB21-09, 24 Broadway, Block 2154, Lot 18, in the CR Zone, Applicant Manuel Contreras for 24 Broadway LLC is requesting preliminary and final site plan approval to rehabilitate a two story building consisting of two residential apartments on 2nd floor and a commercial space on ground floor, that was damage by a fire. In addition, to add a new 3rd floor consisting of two new residential units. This application is part of the Main Avenue Redevelopment Plan. They will require variance for front yard setback and/or waivers that may be required. **FIRST APPEARANCE. TO BE DISMISSED.**

MINUTES FOR APPROVAL:

1. *Minutes of September 1st, 2021*
2. *Minutes of August 18th, 2021 Special Meeting*

RESOLUTIONS FOR APPROVAL:

1. *Docket #PB20-27, 202 and 206 Jefferson Street*
2. *Docket #PB21-09, 473-477 Harrison 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