

CITY OF PASSAIC PLANNING BOARD

AGENDA

The Planning Board will hold a Special meeting on **Wednesday, October 6th, 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 exceeds 5 feet and 4 inches of what is allowed by code and any other variances and/or waivers that may be required. **FIRST APPEARANCE. ADJOURNED FROM SEPTEMBER 8TH, 2021.**

2. **Docket #PB21-21- 01 Burgess Place, Block # 2187, Lot 17 in the R3 Zone**, Applicant Mohamed Aly is requesting preliminary & final site approval to add a third floor and an addition to the right side of an existing 2 ½ stories two (2) family home and convert it to a four (4) family dwelling unit, consisting of two (2) bedrooms apartments on the first and second floor. The third floor will be an integral part of unit below and will be utilized for a family room. 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.**

3. **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. This application will require variances for lot area, lot width, rear yard setback, lot coverage, off street parking and any other variances and/or waivers that may be required. **ADJOURNED FROM AUGUST 4TH, 2021.**

MINUTES FOR APPROVAL:

1. **September 8th, 2021 Special Meeting**

RESOLUTIONS FOR APPROVAL:

1. **Docket #PB20-27, 202 and 206 Jefferson Street**

2. **Docket #PB21-07, 437 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