

CITY OF PASSAIC PLANNING BOARD

AGENDA

The Planning Board will hold their regular meeting on **Wednesday, October 14th, 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/87485919908?pwd=dUcyZjFURW1LODI4U0o1T2JUNHdRdz09>

Meeting ID: 874 8591 9908

Passcode: 197661

One tap mobile

+16465588656,,87485919908#,,,,,0#,,197661# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 874 8591 9908

Passcode: 197661

Find your local number: <https://us04web.zoom.us/j/87485919908?pwd=dUcyZjFURW1LODI4U0o1T2JUNHdRdz09> to consider the following:

- 1. Docket #PB20-08, 119 282 Hope Avenue, Block #4062, Lot #36, in the R-3 Zone,** applicant Ramsey Espertin is requesting preliminary and final site plan approval and minor subdivision to create two (2) lots for one existing Two (2 1/2) story two (2) Family Dwelling in one lot and a new Two (2) story two (2) Family Dwelling unit in the new lot. This application will require variances for minimum lot coverage and site yard on lot 36.01, and any other variances and/or waivers that may be required.
- 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 AUGUST 5TH, 2020.**
- 3. Docket #PB20-10, 199-201 Lexington Avenue, Block 4108, Lot 6, in the OR Zone,** Applicant 201 Lexington Avenue 123 LLC is requesting preliminary and final site plan approval to construct a new three (3) story multi-family building consisting of a total of twelve (12), 2-bedroom units with nine (9) on-site parking spaces. Two (2) units will be designated deed restricted affordable units consistent with the 199 Lexington Avenue Redevelopment/Rehabilitation Plan dated February 04, 2020. This application will require parking, aisle width and parking stall size variances and any other variances and/or waivers that may be required. **FIRST APPEARANCE.**
- 4. Docket #PB20-13, 12 Broadway, Block 2154, Lot 14, in the CR Zone,** Applicant Ken Rose for 12 Broadway LLC is requesting preliminary and final site plan approval to convert a commercial/office space on the 2nd and 3rd floor to residential units consisting of two (2) 2-bdr. Apartments on the 2nd floor and three (3) apartments (one 3-bdr & two 1-bdr.) on the 3rd floor; consistent with the 12 Broadway Redevelopment/Rehabilitation Plan dated January 21, 2020. This application will require a parking variance and any other variances and/or waivers that may be required. **FIRST APPEARANCE.**

MINUTES FOR APPROVAL:

5. October 7th Special Meeting, 2020

RESOLUTIONS FOR APPROVAL:

6. Resolution for PB20-11- 217-219 Brook Avenue (FOR REVIEW)
7. Resolution for PB20-08- 282 Hope Avenue

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