

CITY OF PASSAIC PLANNING BOARD

AGENDA

The Planning Board will hold their regular meeting on **Wednesday, November 4th, 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/89434133242?pwd=OS9vcWNQRVl5SUNZalBjTXZZenpPQT09>

Meeting ID: 894 3413 3242

Passcode: 177577

One tap mobile

+16465588656,,89434133242#,,,,,0#,,177577# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 894 3413 3242

Passcode: 177577

Find your local number: <https://us04web.zoom.us/j/89434133242?pwd=OS9vcWNQRVl5SUNZalBjTXZZenpPQT09> to consider the following:

1. Please take notice that the City of Passaic Planning 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 3129, LOTS 4, 5, 15, 32 & 38

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

2. **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. **ADJOURNED FROM OCTOBER 14TH, 2020.**

3. **Docket #PB20-15 - 170-172 Main Avenue, Block 4103.01, Lot 23, in the CR Zone**, Applicant Howard I. Deutsch is requesting preliminary and final site plan approval to covert an existing commercial space, currently vacant and previously used as a house of worship, to a residential two (2)-bedroom apartment. The lot is currently improved with two distinct sections, the portion of the building at the intersection of Main Avenue and Elliot Street is a two-story building, consisting of dental office on the first floor and residential unit on the second floor. The other portion is a one-story structure attached to building to the right of the property; it is now vacant, but previously used for a house of worship. This application will require variances for lot area, lot width, side yard setback, rear yard setback and any other variance and/or waiver that may be required. **FIRST APPEARANCE. TO BE ADJOURNED TO DECEMBER 2ND, 2020.**

MINUTES FOR APPROVAL:

4. October 14th, 2020 Meeting

RESOLUTIONS FOR APPROVAL:

5. Resolution for PB20-11- 217-219 Brook Avenue

6. Resolution for PB20-13- 12 Broadway

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