

# CITY OF PASSAIC PLANNING BOARD

## AGENDA

The Planning Board will hold their regular meeting on **Wednesday, February 12<sup>th</sup>, 2020** at 6:30 p.m. in the Council Chambers, City Hall, 330 Passaic Street, Passaic, New Jersey to consider the following:

1. Please take notice that the City of Passaic Planning Board will consider the Redevelopment Plan properties previously designated by the City Council as an Area in Need of Redevelopment according to the criteria set forth in section 5 of P.L. 1992, c.79 (C.40A:12A-5). The Plan includes maps and boundaries of the rehabilitation area properties. The following is a list of Properties:

<b>Block #2154, Lot #14</b>	<b>12 Broadway</b>
<b>Block #4125, Lot #8</b>	<b>39-41 Lexington Avenue</b>
<b>Block #4125, Lot #18</b>	<b>26-28 Central Avenue</b>
<b>Block #2144, Lot #1</b>	<b>559 Main Avenue</b>

2. **Docket #PB19-15, 276 Passaic Street, Block# 1081, Lot# 15, in the C-R Zone**, applicant ML Realty Passaic LLC, is seeking preliminary & final site plan approval. This property was named an area of need of redevelopment/rehabilitation on May 14, 2019. Applicant is proposing to convert an existing vacant 2<sup>nd</sup> floor used for storage to five residential units. Consisting of 3 one bedroom units and 2 two bedroom units, and any other variances and/or waivers that may be required. **FIRST APPEARANCE.**
3. **Docket #PB19-16- 232 Gregory Avenue, Block #2151, Lot 66 in the R3 Zone**, applicant ML Realty Passaic LLC is requesting preliminary & final site approval to convert a two family home and garages into a multifamily building consisting of nine (9) Units. This application will require side yard setback, lot width, rear yard setback, parking variances and any other variances and/or waivers that may be required. **FIRST APPEARANCE.**
4. **Docket #PB19- 309 Oak Street, Block #2172.01, Lot 62 in the R3 Zone**, applicant 309 Oak Street LLC is requesting preliminary & final site approval to construct a parking area in back of their multifamily building, and any other variances and/or waivers that may be required. **FIRST APPEARANCE.**
5. **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.**
6. **Resolutions for Approval:**
  - a. Resolution for Items on #1

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**