

CITY OF PASSAIC PLANNING BOARD

AGENDA

The Planning Board will hold their regular meeting on **Wednesday, May 5th, 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=VUNzWDJlOWlVSWFqR0xPb2NjYkwwUT09>

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=VUNzWDJlOWlVSWFqR0xPb2NjYkwwUT09> to consider the following:

1. NOTICE:

- a. ORDINANCE AMENDING THE CITY CODE OF THE CITY OF PASSAIC TO CREATE CHAPTER 232 "RECREATIONAL CANNABIS ESTABLISHMENTS
- b. ORDINANCE AMENDING CHAPTER 317 OF THE CODE OF THE CITY OF PASSAIC, "ZONING," ARTICLE VI, "CONDITIONAL USES," SECTION 23 "M-1 AND M-2 ZONES" TO INCLUDE CANNABIS BUSINESSES

2. Please take notice that the City of Passaic Planning Board will consider the Preliminary Investigation for certain properties to determine whether they qualify for 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 Investigation Report includes maps and boundaries of the proposed rehabilitation area properties. The following is a list of investigated Properties:

BLOCK 3220 LOT 27

437 Paulison Avenue

BLOCK 2186 LOT7

210 Summer Street

3. **Docket #PB20-20- 337 Aycrigg Avenue, Block # 3248, Lot 17 in the R3 Zone**, Applicant 3X Aycrigg LLC is requesting preliminary & final site approval to convert a one (1) story residential home into a new three (3)-story brick building consisting of eight (8) residential units. The proposed floor layout is as follows: ground floor two (2) 2-bedroom unit and 2nd and 3rd floor consisting of three (3) 2-bedroom unit each, with a total of eight (8) units. This application will require variances for lot width, side yard setback, lot coverage, parking variance and any other variances and/or waivers that may be required. **FIRST APPEARANCE. ADJOURNED FROM MARCH 3RD, 2021. TO BE ADJOURNED & RENOTICED FOR MAY 5TH, 2021.**

4. **Docket #PB20-25-199-200 Dayton Avenue, Block #4059, Lot 15, 16 & in the CR-HD Zone**, applicant The Dayton Apartments, L.L.C. is requesting preliminary & final site approval to demolish a four family structures on lot 15, garages on lot 16 and a two family home on lot 17 to construct a four-story residential building consisting of a total of twenty-four (24) dwelling units; twelve (12) two-bedroom apartment and twelve (12) three-bedroom apartments by merging the three lots. This is part of the Redevelopment/Rehabilitation Plan prepared on April 2, 2020. **FIRST APPEARANCE**

MINUTES FOR APPROVAL:

1. March 3rd, 2021 Meeting

RESOLUTIONS FOR APPROVAL:

1. Resolutions for Items # 1 & 2

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