

CITY OF PASSAIC PLANNING BOARD

AGENDA

The Planning Board will hold their regular meeting on **Wednesday, May 6th, 2020** at 6:30 p.m. Due to COVID19 social distancing requirements this will be a virtual meeting via ZOOM:

<https://us04web.zoom.us/j/257825852?pwd=MDVqSzY0czFnazN2a3FSMmFQeUYydz09>

Meeting ID: 257 825 852

Password: 736747

One tap mobile

+16465588656,,257825852# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 257 825 852

Find your local number: <https://us04web.zoom.us/u/f89fe3eoT>

to consider the following:

1. 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# 4113, Lot(s) #24

82-100 Central Avenue

Block# 2173, Lot(s) #14

813-819 Main Avenue

Block# 2173, Lot(s) #26

258-268 Oak Street

Furthermore, the Planning Board will consider the Redevelopment/Rehabilitation Plan 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 Plan includes maps and boundaries of the rehabilitation area properties. The following is a list of Properties:

Block #4059, Lot(s) #15, 16,17

196-200 Dayton Avenue

Block #2180, Lot #27

135 Summer Street

2. **Docket #PB19-17, 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. ADJOURNED FROM APRIL 1ST, 2020.**
3. **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. ADJOURNED FROM APRIL 1ST, 2020.**
4. **Docket #PB19-19, 1-11 South Market Street, Block#1030.01 Lot#53, in the Eastside Redevelopment Area Zone**, applicant Market Street TIC, LLC is requesting preliminary site plan approval to rehabilitate a vacant industrial building into a mixed used property consisting of two hundred and fifty-six (256) residential units, associated improvements including parking, internal driveways, landscaping, lighting and related residential amenity space, along any other variances and/or waivers that may be required. **FIRST APPEARANCE.**
5. **Docket #PB20-02, 441 Paulison Avenue, Block #3220 Lot(s) #29, in the R-3 Zone**, applicant 443 Paulison Avenue LLC, is requesting preliminary & final site plan approval to construct a three stories new building consisting of thirteen (13) residential units. There will be ten (10) two bedroom units, two (2) three-bedroom unit and one (1) studio apartment on ground floor. This property was name an area of redevelopment/rehabilitation. **FIRST APPEARANCE. ADJOURNED FROM APRIL 1ST, 2020.**
6. **Docket #PB20-03- 39-41 Lexington Avenue, Block #4125, Lot 8 in C Zone**, applicant 31-41 Lexington Avenue LLC is requesting preliminary & final site approval to rehabilitate an existing commercial building consisting one floor and two commercial units. To divided the two stores into four (4) two facing Lexington Avenue and two facing Central Avenue, to construct two new floor and add three (3) residential unit on 2nd and 3rd floor with a total of six (6) residential units. This property was name an area of need of redevelopment/rehabilitation. **FIRST APPEARANCE. ADJOURNED FROM APRIL 1ST, 2020.**
7. **Docket #PB20-04- 26-28 Central Avenue, Block #4125, Lot 18 in C Zone**, applicant APRB Main LLC is requesting preliminary & final site approval to rehabilitate an existing commercial building consisting of two stories to construct three commercial units in the bottom floor and three residential units on the 2nd floor. This property was name an area of need of redevelopment/rehabilitation. **FIRST APPEARANCE. ADJOURNED FROM APRIL 1ST, 2020.**

MINUTES FOR APPROVAL:

8. April 1st, 2020
9. April 15th, 2020

RESOLUTIONS FOR APPROVAL:

10. Resolution for Items on #1
11. Resolution for PB20-06, Sixth Street, Passaic Street Realty LLC
12. Resolution for PB20-07, Wall Street, Passaic Street Realty LLC

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