

CITY OF PASSAIC PLANNING BOARD

AGENDA

The Planning Board will hold their regular meeting on **Wednesday, August 5th, 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/82221909550?pwd=YW1lYzVtOTlET0pXQUZBanRNTWI1Zz09>

Meeting ID: 822 2190 9550

Password: 881846

One tap mobile

+16465588656,,82221909550#,,,,0#,,881846# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

Meeting ID: 822 2190 9550

Password: 881846

Find your local number: <https://us04web.zoom.us/j/82221909550?pwd=YW1lYzVtOTlET0pXQUZBanRNTWI1Zz09>

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 3238 Lot 1
Block 2176 Lot 19**

**208 Passaic Avenue
115 Myrtle Avenue**

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. **ADJOURNED FROM JULY 8TH, 2020. FIRST APPEARANCE.**

3. **Docket #PB20-13, 217 Brook Avenue, Block 3318.01, Lot 8, Block # 3319, Lot 1, Block 3318, Lot 7 and Block 3318c Lot(s) 9, 8 & 20, in the M-1 Zone (Scattered Site Redevelopment Area)**, applicant Concord Estates of Passaic Urban Renewal LLC, is seeking to amend PB-16-15 application that was approved on March 8, 2017. granting preliminary & final site plan approval for a redevelopment project consisting of 186,420 sq. ft. of retail use, 112 residential dwelling units, a banquet facility and a parking structure along Brook Avenue with 360 spaces and 180 parking spaces along Terhune Avenue; together with final approval for a portion of the redevelopment project consisting of 122,563 sq. ft. of retail use, the banquet facility and the parking garage. The applicant seeks to amend the approval to incorporate neighboring property which was acquired by the applicant, to improve emergency/fire department access and to allow for two-way-traffic to and from Brook Avenue, to relocate the proposed banquet facility from its prior approved location on Terhune Avenue to Brook Avenue. The applicant will also be seeking final site plan approval for phase II of the redevelopment project to: increase the parking space count by 370 spaces along Terhune Avenue which will bring the total to approximately 725 spaces, 229,772 sq. ft. of retail, commercial and service space, and approximately 137 new residential units. A three story addition atop of an existing three story structure about 15,000 sq. ft. alongside the railroad any other variances and/or waivers that may be required. **FIRST APPEARANCE.**

MINUTES FOR APPROVAL:

4. June 10th, 2020

RESOLUTIONS FOR APPROVAL:

5. Resolution for Items on #1
6. Resolution for PB19-18, 119 Autumn Street
7. Resolution for PB20-12- 127-129 South Street

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**