

CITY OF PASSAIC PLANNING BOARD

AGENDA

The Planning Board will hold a Special meeting on **Wednesday, October 13th, 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=VUNzWDJIOWlVSWFqR0xPb2NjYkwwUT09>

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/f89fe3e0T> 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 2172.01 LOTS 68, 71 & 74 **(295 OAK STREET, 291-293 OAK STREET & 199 GROVE STREET)**

Furthermore, the Board will consider an Amendment to the Redevelopment Plans for 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 Plans includes maps and boundaries of the rehabilitation area properties. The following is a list of Properties:

CENSUS TRACT

MAIN AVENUE REDEVELOPMENT PLAN

2. **Docket #PB21-21- 308-322 Howe Avenue, Block # 3273.01, Lot 5 & 10 in the M2 Zone**, Applicant Public Service Electric & Gas Company is requesting preliminary & final site approval for the proposed construction of the new Howe Avenue Substation (Station). In addition, approval of a lot consolidation which will combine Block 3273.01 lots 5, and 10 into a single development parcel under common ownership to enable the construction on the new station. This application will not require variances, but may be subject to any other variances and/or waivers that may be required. **FIRST APPEARANCE**

3. **Docket #PB21-15- 210 Summer Street, Block # 2186, Lot 7 in the R3 Zone**, Applicant 3X Summer LLC is requesting preliminary & final site approval to construct a three-story new building consisting of three-family home on a vacant lot. The lot was previously improved with a one family home that was destroyed by a fire and then demolished. The floor layout of the new three-story building will consist of three-bedroom apartment on each floor with garage on the front ground floor and a terrace on the 2nd floor back area. This application will require variances for lot area, lot width, side yard setback, lot coverage, minimum open space, parking and any other variances and/or waivers that may be required. **FIRST APPEARANCE**

MINUTES FOR APPROVAL:

1. October 6th, 2021 Meeting

RESOLUTIONS FOR APPROVAL:

1. Resolutions for Items # 1 & 2

2. Resolution – PB21-09, 473-477 Harrison Street (Bright Investors LLC)

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