

# CITY OF PASSAIC PLANNING BOARD

## AGENDA

The Planning Board will hold a special meeting virtually on **Wednesday, April 15<sup>th</sup>, 2020** at 6:30 p.m. via ZOOM:

<https://us04web.zoom.us/j/457291308?pwd=aGlGNzZFSWkyYkFocXlnVVZpT1lCZz09>

**Meeting ID: 457 291 308**

**Password: 978178**

### One tap mobile

+16465588656,,457291308# US (New York)

### Dial by your location

+1 646 558 8656 US (New York)

**Meeting ID: 457 291 308**

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

to consider the following:

**1. Docket #PB20-06- Sixth Street, Passaic Street & South Street, Block #5000.02, Lot #1 in the CR-HD Zone District**, applicant Passaic Street Properties LLC is requesting preliminary & final site plan approval for the proposed development of a mixed used property consisting of commercial property fronting Passaic Street, and 208 residential units located in four (4) separate buildings. Building #1 fronting Passaic Street will have 52 residential units in a five (5) story building (ground floor being commercial units & parking and floors 2-5 residential units). Buildings #2-4 all located parallel to Building #1, and parallel to each other, will each have 52 residential units in five (5) story buildings (ground floor being commercial units & parking and floors 2-5 residential units). This property will have excess parking which will support a separate application by the applicant (PB20-07). This application will require variances for side yard setback on Sixth Street, rear yard setback along South Street, parking stall size and parking aisle width and any other variances and/or waivers that may be required. This property was named an area of need of Redevelopment. **FIRST APPEARANCE.**

**2. Docket #PB20-07- Wall Street &, Block #5000, Lot #1 in the CR-HD Zone District**, applicant Passaic Street Properties LLC is requesting Subdivision Approval and preliminary & final site plan approval. The applicant proposes to develop proposed lot 26 block 1017 (post subdivision) with a five (5) story multi-family structure which will consist of a total of thirty-six (36) residential units (12 one (1) bedroom units and 24 two (2) bedroom units) to be located on the 2<sup>nd</sup> thru 5<sup>th</sup> floor. The first/ground floor will contain a maintenance garage that will house maintenance equipment for the property and a lobby for the residential units. Applicant is also requesting a minor subdivision of Block 5000 Lot 1, which will allow a portion to be developed as noted above and the balance to be sold to the "City". This application will require a parking variance which will be satisfied with excess parking in the previous application PB20-07 and any other variances and/or waivers that may be required. This property was named an area of need of Redevelopment. **FIRST APPEARANCE.**

### MINUTES FOR APPROVAL:

**3. March 4<sup>th</sup>, 2020**

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**