

CITY OF PASSAIC PLANNING BOARD

AGENDA

The Planning Board will hold a Special meeting on **Wednesday, January 5th** 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/5436890561?pwd=VUNzWDJIOWlVSWFqR0xPb2NjYkwwUT09> to consider the following:

1. Re-Organization

- a. Selection of Chairperson
- b. Selection of Vice-Chairperson
- c. Selection of Recording Secretary
- d. Selection of Board Attorney
- e. Selection of Board Planner
- f. Official Newspaper

2. NOTICE – Ordinance amending City Code of the City of Passaic Chapter 317, “Zoning,” Article II, “General Provisions,” Section 8, “Principal Structures and Uses; Accessory Structures”.

3. **PB21-23, 684 Main Avenue, Block# 1130, Lot # 17, in C Zone District designated an Area of Need of Redevelopment/Rehabilitation**, applicant Taract Management LLC is requesting an extension to the approvals granted by Resolution on November 13, 2019 for preliminary and final site plan approval to convert a commercial building with office space on the 2nd and 3rd floors to eight (8) residential unit apartments consisting of two (2) bedrooms, retail space to stay on the ground floor. As per design standard of the AINOR Plan approved on February 7, 2018 there are no variances required for One (1) additional year. **FIRST APPEARANCE.**

4. **Docket #PB21-19, 115-119 Albion Street Block #3268.02, Lot #18, in the R-2 Zone**, applicant ML Realty LLC is requesting preliminary and final site plan approval and minor subdivision to create two (2) lots for one existing Two and 1/2 story One-Family Dwelling that will be converted to two family in one lot and a new Two (2) story Two- Family Dwelling unit in the new lot. This application will require variances for minimum lot coverage and front yard setback on lot 18.01, side yard setback and any other variances and/or waivers that may be required. **ADJOURNED FROM DECEMBER 15TH, 2021.**

MINUTES FOR APPROVAL:

1. **December 15th, 2021 Special Meeting**

RESOLUTIONS FOR APPROVAL:

1. **Docket #PB21-21- 308-322 Howe Avenue**

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