

CITY OF PASSAIC PLANNING BOARD

AGENDA

The Planning Board will hold their regular meeting on **Wednesday, January 6, 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=VUNzWDJlOWlVSWFqR0xPb2NjYkwwUT09>

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=VUNzWDJlOWlVSWFqR0xPb2NjYkwwUT09> 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. Please take notice that the City of Passaic Planning Board will consider Redevelopment/Rehabilitation Plans for 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 Plans includes maps and boundaries of the rehabilitation area properties. The following is a list of Properties: **Census Tracts #1752, 1753.01, 1754.01, 1754.02, 1758.01, 1758.02 and 1759**

3. **Docket #PB20-15 – 170-172 Main Avenue, Block 4103.01, Lot 23, in the CR Zone**, Applicant Howard I. Deutsch is requesting preliminary and final site plan approval to covert an existing commercial space, currently vacant and previously used as a house of worship, to a residential two (2)-bedroom apartment. The lot is currently improved with two distinct sections, the portion of the building at the intersection of Main Avenue and Elliot Street is a two-story building, consisting of dental office on the first floor and residential unit on the second floor. The other portion is a one-story structure attached to building to the right of the property; it is now vacant, but previously used for a house of worship. This application will require variances for lot area, lot width, side yard setback, rear yard setback and any other variance and/or waiver that may be required. **FIRST APPEARANCE. ADJOURNED FROM DECEMBER 2ND, 2020. APPLICANT WITHDREW APPLICATION.**

4. **Docket #PB20-20- 337 Aycrigg Avenue, Block # 3248, Lot 17 in the R3 Zone**, Applicant 3X Aycrigg LLC is requesting preliminary & final site approval to convert a one (1) story residential home into a new three (3)-story brick building consisting of eight (8) residential units. The proposed floor layout is as follows: ground floor two (2) 2-bedroom unit and 2nd and 3rd floor consisting of three (3) 2-bedroom unit each, with a total of eight (8) units. This application will require variances for lot width, side yard setback, lot coverage, parking variance and any other variances and/or waivers that may be required. **FIRST APPEARANCE. ADJOURNED FROM DECEMBER 2ND, 2020.**

5. **Docket #PB20-18- 337 170 Summer Street, Block # 2184, Lot 11 in the R3 Zone**, Applicant Bosko Boskovski is requesting preliminary & final site approval to make an addition to a two family home and to convert it to four family dwelling unit. The proposed floor layout is as follows: ground floor a car garage for four (4) cars, 1st and 2nd floor two (2) 2-bedroom units on each floor, for a total of four (4) units. Parking area in back for three cars and two extra parking in front of garages for two cars. This application will require variances for lot area, lot width, side yard setback, lot coverage, stacked parking and any other variances and/or waivers that may be required. **FIRST APPEARANCE.**

MINUTES FOR APPROVAL:

6. December 2nd, 2020 Meeting

RESOLUTIONS FOR APPROVAL:

7. Resolution for PB20-16, 948-950 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