

# CITY OF PASSAIC PLANNING BOARD

## AGENDA

The Planning Board will hold a meeting on **Wednesday, February 1<sup>st</sup>** at 6:30 p.m. Due to COVID19 social distancing requirements this will be a virtual meeting via ZOOM:

**This meeting was properly and officially advertised as required by the MLUL and open meeting act**

<https://us02web.zoom.us/j/5436890561?pwd=VUNzWDJlOWlVSFQxPb2NjYkpwUT09>

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> to consider the following:

### For Communication:

1. Please take notice that the City of Passaic Planning Board will be considering recommendations of the Redevelopment Plan for the property listed below which were previously designated by the City Council as an Area in Need of Redevelopment and Rehabilitation according to the criteria set forth in section 5 of P.L. 1992, c.79 (C.40A:12A-5) and (C.40A:12A-14). The Plans include maps and boundaries of the affected areas:

#### Redevelopment Plan

**Block # 2173 Lots # 9, 12, 14, 19 & 26**

2. **Docket #PB22-12, 61 Willet Avenue, block# 3245.03, Lot # 10, In C Zone District**, applicant Walbri Properties, LLC is requesting preliminary and final site plan approval to demolish an old pavement on the property to construct a new 7,442 square foot 1 story 33.6-foot height of commercial multi-tenants warehouse. In order to accomplish that the applicant will need to combine three lots two on the Clifton side and one on the Passaic side. This application will require variances for front yard setback, rear yard setback, and side yard setback in the City of Clifton. No variances will be needed on the Passaic side and any other variances or waivers that may be required. **First appearance**
3. **Docket #PB22-20- 291-293 Oak Street, Block # 2172.01, Lot # 68, 71 & 74 in the R3 Zone**, 291-293 Oak St, LLC is requesting preliminary & final site approval to combine lots 68, 71, and 74 in order to erect a new four (4) story commercial residential building. This is part of a redevelopment investigation dated December 05, 2021. The building layout consist of the following: Ground floor will consist of commercial/retail space and 24 parking spaces. Floor 2 through 4 will contain seven 2-bedroom units with a den and three 3-bedroom units. A total of 21 2-bdr units and three 3-bdr units (two of the 2-Bdr units are affordable units). This application will require a parking variance and any other variances and/or waivers that may be required. This application is scheduled for **February 1, 2023**.

### Resolution:

**Block # 2184 Lot (s) # 15**

**180 Summer Street**

**Block # 2173 Lot (s) 9,12,14,19 & 26**

A copy of said applications and documents are available 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) 365-5653.

**Jessica Abreu**  
**Board Secretary**  
**Municipal Land Use Law**