

CITY OF PASSAIC PLANNING BOARD

AGENDA

The Planning Board will hold a meeting on **Wednesday, March 2nd** 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=VUNzWDJlOWlVSFQxR0xPb2NjYkwwUT09>

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:

RESOLUTIONS FOR APPROVAL:

55 HIGHLAND AVENUE

- 1. Docket #PB21-20, 37-49 Hoover Avenue Block #4128, Lots #20 and 23, in the MX-2 Zone of the Main Ave redevelopment plan**, the applicant Cielito Bello LLC is seeking a preliminary and final site plan to construct an additional 4 floors on the existing one-story building on lot 20. This Consists of 4 retail units on the ground floor and 16 residential units (8 two-bedrooms and 8 three-bedrooms) on the floor above. The applicant will require variances for no front yard parking and any other variances and/or waivers that may be required. *Carried from February 2nd, 2022*
- 2. Docket #PB21-19, 115-119 Albion Street Block #3268.02, Lot #18, in the R-2 Zone**, applicant ML Realty LLC is requesting a subdivision to create two (2) lots from one existing lot consisting of 9,031 sq. ft. of lot area with a one-family dwelling. The proposal is to construct a new two-family home on the new formed lot 18.02 and to convert the existing one-family home into a two-family home. This application will require variances for minimum lot area, front yard on lot 18.01, side yard, and any other variances and/or waivers that may be required. *Carried from December 15th, 2021.*
- 3. Docket #PB22-05- 72-74 Park Place, Block #2147, Lot 23 in the MX-2 Zone of the Main Avenue Redevelopment Area**, applicant Aslan Holding LLC is requesting preliminary & final site approval. The applicant wants to readapt an existing three-story vacant commercial/industrial building into a mixed commercial-residential by adding a 4th floor. It will consist of two commercial units on the ground floor level and twelve (12) two (2)-bedroom units on the 1st to 4th floors. Four units will be deed-restricted for affordable units. This application will require variances for ground floor (floor to floor height), lot coverage, and any other variances and/or waivers that may be required. *First Appearance.*
- 4. Docket #PB22-02, 14 Garden Street, Block 2154 Lot(s) 33 in the MX-2 zone district of Main Avenue Redevelopment Area.** Applicant Ana Maria Inga & Igor Inga is requesting a preliminary and final site plan to readapt an existing 2 ½ story commercial building consisting of a cafeteria on the 1st floor with an open space in the back and a 2nd floor empty commercial space. The applicant is proposing a mixed commercial-residential building adding a 3rd story and consisting of one commercial unit on the 1st floor and eight (8) residential units. This application will require variances for front yard setback on the newly constructed 3rd floor and floor to floor height in the ground floor. *First Appearance.*

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) 365-5653.

Jessica Abreu
Board Secretary
Municipal Land Use Law