

CITY OF PASSAIC PLANNING BOARD

AGENDA

The Planning Board will hold a meeting on **Wednesday, May 4th** 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/f89fe3eoT> to consider the following:

1. Please take notice that the City of Passaic Planning Board will be considering recommendations of the Redevelopment Plans for the properties listed below which were previously designated by the City Council as an Area in Need of 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 area:

BLOCK 2185 LOTS 57, 56, 53.01, 53, 52, 51 AND 50

177- 195 SUMMER STREET

2. RESOLUTIONS FOR APPROVAL:

Docket # PB22-05 72-74 Park PL

Docket # PB22-02 14 Garden Street

Docket # PB21-15 210 Summer Street

Summer Redevelopment 177-195 Summer Street

3. **Docket #PB21-19, 115-119 Albion Street Block #3268.02, Lot #18, in the R-2 Zone**, applicant ML Realty LLC is requesting preliminary, final site plan, & minor subdivision approval. The applicant is proposing to create two lots from an existing 1 family dwelling and convert it into a two family dwelling and a new 2 family dwelling to be constructed on the new lot. 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 March 2nd 2022***
4. **Docket #PB22-01, 82 Lexington Avenue, Block 4121 Lot(s) 5 in the MX-2 zone district of Main Avenue Redevelopment Area**. Applicant Nixon Feliz is requesting preliminary and final site plan approval to readapt an existing 2 story commercial building consisting of a Karate school on the first floor and empty space on the second floor. The applicant is proposing to keep the school on the first floor and add one residential apartment on the 2nd floor. This application will require a variance for lot coverage and any other variances or waivers that may exist. **First Appearance.**

5. **Docket #PB22-04-249 Monroe Street, Block #, Lot 8 in the CR Zone**, applicant Michael V. Gonzalez, is requesting preliminary & final site approval to re-adapt a two story commercial building consisting of a western union store and warehouse storage on first floor and office/storage space on 2nd floor. The applicant is proposing the first floor to stay the same and construct three (3) two (2) bedroom residential units on the 2nd floor. This application will require variance for lot area, lot width, side yard setback, rear yard setback, lot coverage, open space, parking and any other variance or waivers. **First Appearance.**

6. **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 (7) residential units and a surface parking lot containing a parking area for thirteen (13) vehicles. The proposed floor layout is as follows: ground floor one (1) 2-bedroom unit and 2nd and 3rd floor consisting of three (3) 2-bedroom units each, with a total of eight (7) units. This application will require variances for lot width, side yard setback, and any other variances and/or waivers that may be required. **First Appearance**

7. **Docket #PB22-03-76-98 Main Avenue, Block #1297, Lot 47 in the CR Zone**, applicant 76 Main Donuts LLC, is requesting preliminary & final site plan approval to install a drive-thru to an existing Dunkin Donuts by using an existing chained curb cut opening on Main Avenue. A drive-in facility is a conditional permitted use in the zone and it meets all requirements. This application will require variance for parking and any other variances or waiver. **First Appearance.**

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