

# CITY OF PASSAIC PLANNING BOARD AGENDA

The Planning Board will hold their regular meeting on **Wednesday, June 2<sup>nd</sup>, 2021** at 6:30 p.m. Due to COVID19 social distancing requirements this will be a virtual meeting via ZOOM:

# CANCELED

## Case to be carried to as listed below:

to consider the following:

1. Please take notice that the City of Passaic Planning Board will consider the Preliminary Investigation for certain properties to determine whether they qualify for 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 Investigation Report includes maps and boundaries of the proposed rehabilitation area properties. The following is a list of investigated Properties:

**BLOCK 2197.01, LOTS 1 & 32 (452-454 PAULISON AVE & 439 OAK STREET)**

Furthermore, the 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:

**BLOCK 3220 LOT 27 437 PAULISON AVENUE  
TO BE CARRIED TO JUNE 16<sup>TH</sup>, 2021.**

2. **Docket #PB20-19- 14 Garden Street & 40-42 Broadway, Block 2152 Lot(s) 33 & 25 in the C-R zone district**, Applicant Ana Maria Inga & Igor Inga are requesting preliminary and final site plan to merge two lots (block:2152, lot: 33 & block:2152 lot: 25) and to convert an existing 2 ½ stories commercial building consisting of cafeteria on 1<sup>st</sup> floor with an open space in the back, and 2<sup>nd</sup> floor empty commercial space, into a commercial residential building adding a 3<sup>rd</sup> story and consisting of the following floor layout: 1<sup>st</sup> floor cafeteria will stay as a commercial front, the back space will be converted to two (2) one-bedroom apartments; 2<sup>nd</sup> floor two (2) one-bedroom apartments and one (1) three-bedroom apartments; 3<sup>rd</sup> floor one (1) three-bedroom apartment, one (1) two-bedroom and one (1) one-bedroom apartment with a total of nine (8) residential units and one (1) commercial. This application will require variances for lot area, side yard setback, rear yard setback, lot coverage, minimum open space, parking and any other variances and/or waivers that may be required. **ADJOURNED FROM MARCH 3<sup>RD</sup>, 2021. FIRST APPEARANCE. APPLICANT WILL RENOTICE TO MEETING OF AUGUST 4, 2021.**

### MINUTES FOR APPROVAL:

1. May 19<sup>th</sup>, 2021 Special Meeting

### RESOLUTIONS FOR APPROVAL:

1. Resolutions for Items # 1 & 2
2. Resolution – PB20-24, 234 Highland Avenue (Juana Estevez)
3. Resolution – PB20-25, 196-200 Dayton Avenue (The Dayton Apartments LLC)

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