

CITY OF PASSAIC PLANNING BOARD

AGENDA

The Planning Board will hold a meeting on **Wednesday, August 3rd** 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=VUNzWDJlOWlVSWFqR0xPb2NjYkpwUT09>

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:

1. **Docket #PB22-09, 339-343 Aycrigg Ave, Block # 3248, Lot17 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. **Carried from June 1st 2022**
2. **Docket #PB21-20, 37-49 Hoover Avenue Block #4128, Lots #20 and 23, in the MX-2 Zone**, the applicant Cielito Bello LLC is seeking preliminary and final site plan to construct an additional 4 floors on the existing one story building on lot 20 consisting of 4 retail unit 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, floor to floor height and any other variances and/or waivers that may be required. This property is part of the Main Avenue Redevelopment Plan. **Carried from March 2nd 2022**
3. **Docket #PB22-14, 425 Highland Avenue, Block 2187, Lot 27, in the R3 Zone**, applicant 425 Highland Avenue LLC is requesting preliminary & final site plan approval to a new three (3) family home in a vacant lot. This application will require variances for minimum lot area, lot width, front yard, lot side set back, lot coverage, parking and any other variance or waiver that may be required. **Scheduled for August 3, 2022.**

RESOLUTIONS FOR APPROVAL:

Docket # PB22-01- 82 Lexington Avenue

Docket # PB22-11- 101 7th Street (1 Lodi st)

Docket #PB22-10 - 118 Passaic Street

Docket #PB22-06 - 47 Brighton Avenue

ESCROW CLOSEOUT:

Docket # PB21-04 - 258-268 Oak Street

Docket # PB21-03 - 813-819 Main Avenue

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