

# CITY OF PASSAIC PLANNING BOARD

## AGENDA

The Planning Board will hold a meeting on **Wednesday, July 6<sup>th</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=VUNzWDJIOWIVSWFqR0xPb2NjYkwvUT09>

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?pwd=VUNzWDJIOWIVSWFqR0xPb2NjYkwvUT09> to consider the following:

1. **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 June 1<sup>st</sup>, 2022**
2. **Docket #PB22-10, 118 Passaic Street, Block#1015 Lot#2, in the CR-HD Zone**, applicant 261-263 Realty LLC is requesting preliminary & final site plan approval to rehabilitate a one-story mixed used building that was damaged by a fire. The applicant is proposing to add a 14 feet addition to the rear of the building and build a new second-floor story to the existing structure that will consist of two (2) apartments each one of two (2) bedrooms and keep the ground existing commercial space (restaurant). This application will require variances for lot area, lot width, lot coverage, parking, and any other variances and/or waivers that may be required. **First appearance July 6<sup>th</sup> 2022.**
3. **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**
4. **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 retails 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 2<sup>nd</sup> 2022**

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**