

CITY OF PASSAIC PLANNING BOARD

AGENDA

The Planning Board will hold a Special meeting on **Wednesday, August 4th, 2021** 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/f89fe3e0T> 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 2151, LOTS 24 & 27

(31-39 GROVE STREET)

2. *Docket #PB21-07, 234 Harrison Street, Block#4108, Lot#6 in the O-R Zone*, applicant Alex Milich is requesting preliminary and final site plan approval to construct a four (4)-story structure consisting of fourteen (14) residential units. Two (2) residential units will be designated deed-restricted affordable units consistent with the 234 Harrison Avenue Redevelopment Plan dated February 05, 2021. This application will require a parking setback variance and parking variance and any other variances and/or waivers that may be required. **FIRST APPEARANCE.**

3. *Docket #PB20-02- 55 Highland Avenue (a/k/a 205 Dayton Avenue), Block #4060, Lot 28 in the CR-HD Zone*, Applicant C. Realty, L.L.C. is requesting preliminary & final site approval to convert a one story mix-used building that currently contains 1 commercial and 1 residential 1 bedroom unit, thus converting the building to a 3 story building containing a total of 1 commercial unit and 7 residential units, with 1 commercial and 1 residential 1 bedroom unit on the first floor, 3 residential 2 bedroom units on the second floor, 3 residential 2 bedroom units on the third floor, and providing ground level parking below a portion of the building that is being added. This application will require variances for lot area, lot width, rear yard setback, lot coverage, off street parking and any other variances and/or waivers that may be required. **ADJOURNED FROM JULY 6TH, 2021.**

MINUTES FOR APPROVAL:

1. June 16th, 2021 Special Meeting
2. July 7th, 2021 Meeting

RESOLUTIONS FOR APPROVAL:

1. Resolution for Item #1

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