

CITY OF PASSAIC PLANNING BOARD

AGENDA

The Planning Board will hold a meeting on **Wednesday, October 12th** 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. 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 #3271.02, Lot18

373 Broadway

- Docket #PB22-12, 61 Willet Avenue, block# 3245.03, Lot # 10, In C Zone District**, applicant Walbri Properties, LLC is requesting preliminary and final site plan approval to demolish an old pavement on the property to construct a new 7,442 square foot 1 story 33.6-foot height of commercial multi-tenants warehouse. In order to accomplish that the applicant will need to combine three lots two on the Clifton side and one on the Passaic side. This application will require variances for front yard setback, rear yard setback, and side yard setback in the City of Clifton. No variances will be needed on the Passaic side and any other variances or waivers that may be required. **First appearance**
- Docket # PB22-15- 36 Wall Street &, Block #1017, Lot #18 in the CR-HD Zone District**, Applicant Wilson Cedeno is requesting preliminary & final site plan approval to convert an existing vacant commercial unit on the 1st floor of a two-story building into a residential apartment consisting of three (3) bedrooms which already has an existing residential unit on the 2nd floor. This application will require variances for front yard setback, side yards, rear yard, lot coverage, parking, and any other variance and/or waivers that may be required. This application is schedule for October 12, 2022.
- 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 waivers that may be required. **Scheduled for October 12, 2022.**

RESOLUTIONS FOR APPROVAL:

Block 3271.02 Lot 18

373 Broadway

Docket# PB20-10

199-201 Lexington 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