

# CITY OF PASSAIC PLANNING BOARD

## AGENDA

The Planning Board will hold a meeting on **Wednesday, April 6<sup>th</sup>** 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=VUNzWDJlOWlVSWFqR0xPb2NjYkwwUT09>

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=VUNzWDJlOWlVSWFqR0xPb2NjYkwwUT09> 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 March 2<sup>nd</sup> 2022**
2. **Docket #PB22-01, 82 Lexington Avenue, Block 4121 Lot(s) 5 in the MX-2 zone district of Main Avenue Redevelopment Area.** Applicant Nixon Feliz is requesting preliminary and final site plan approval to readapt an existing 2 story commercial building consisting of a Karate school on the first floor and empty space on the second floor. The applicant is proposing to keep the school on the first floor and add one residential apartment on the 2<sup>nd</sup> floor. This application will require a variance for lot coverage and any other variances or waivers that may exist. **First Appearance.**

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) 365-5653.

**Jessica Abreu**  
**Board Secretary**  
**Municipal Land Use Law**