

# CITY OF PASSAIC PLANNING BOARD

## AGENDA

The Planning Board will hold their regular meeting on **Wednesday, April 7<sup>th</sup>, 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. Docket #PB20-27-202-206 Jefferson Street, Block #4128, Lot 41 & 85 in the C- Zone**, applicant 17 Vizcaya CT, L.L.C. is requesting preliminary & final site approval to add three (3) stories to lot 41 which consist of an one-story building fronting Jefferson Street and to add an one-story lot 85 which consist of three-story building behind lot 41 to combining the buildings. The applicant has proposed a four- story building consisting of ground level commercial space (existing furniture store) and the upper floors residential, twenty-two (22) two-bedroom apartments and one (1) studio including four (4) affordable units. This is part of the Redevelopment/Rehabilitation Plan of 202-206 Jefferson Street dated June 18, 2020 and any other variances and/or waivers that may be required. **FIRST APPEARANCE. TO BE ADJOURNED TO A LATER DATE AND RENOTICED.**

**2. Docket #PB20-24, 234 Highland Avenue, Block #4101, Lot #5, in the R-3 Zone**, applicant Juana Estevez is requesting preliminary and final site plan approval and minor subdivision to create two (2) lots for one existing 2 ½ story two (2) Family Dwelling in one lot and a new Two (2) story two (2) Family Dwelling unit in the new lot. This application will require variances for minimum lot coverage and side yard setback on lot 36.01, and any other variances and/or waivers that may be required. **FIRST APPEARANCE.**

**3. Docket #PB20-25-199-200 Dayton Avenue, Block #4059, Lot 15, 16 & in the CR-HD Zone**, applicant The Dayton Apartments, L.L.C. is requesting preliminary & final site approval to demolish a four family structures on lot 15, garages on lot 16 and a two family home on lot 17 to construct a four-story residential building consisting of a total of twenty-four (24) dwelling units; twelve (12) two-bedroom apartment and twelve (12) three-bedroom apartments by merging the three lots. This is part of the Redevelopment/Rehabilitation Plan prepared on April 2, 2020. **FIRST APPEARANCE.**

### MINUTES FOR APPROVAL:

1. March 3<sup>rd</sup>, 2021 Meeting

### RESOLUTIONS FOR APPROVAL:

1. Resolution for PB20-21- 21 Burgess Place

A copy of said applications and documents are available for public review online on the City of Passaic Website, Planning & Redevelopment Page ([Cityofpassaic.com](http://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**