

CITY OF PASSAIC

ZONING BOARD OF ADJUSTMENT AGENDA

The Zoning Board of Adjustment will hold a regular meeting on **Tuesday, January 4th, 2022** at 7:00 p.m. Due to COVID19 social distancing requirements this will be a virtual meeting via ZOOM:

<https://us02web.zoom.us/j/87298877097?pwd=MExKUVVJSVowSGlTZWZvRVd1NUpNZz09>

Meeting ID: 872 9887 7097

Passcode: 124720

One tap mobile

+6465588656,,87298877097#,,,,,0#,,124720# US (New York)

Dial by your location

+1 646 558 8656

Meeting ID: 872 9887 7097

Passcode: 124720

To take action on the following:

1. Re-Organization

- a. Selection of Chairperson
- b. Selection of Vice-Chairperson
- c. Selection of Secretary
- d. Selection of Recording Secretary
- e. Selection of Board Attorney
- f. Selection of Board Planner
- g. Official Newspaper

2. Docket # ZB21-06, 5 Amsterdam Avenue, Block 3318.03 Lot 7 in the R-2 Zone District, applicants Emanuel Schachner and Esther Schachner are requesting preliminary and final site plan approval along with D1 Use and D5 Density variances to renovate and convert an existing two family, 2.5-story property into a multi-family building with seven residential units. The applicant will require variances for lot width, front yard, right & left side yard setbacks, building lot coverage, parking and any other variances and/or waivers that may be required. **ADJOURNED FROM SEPTEMBER 14TH, CARRIED FROM DECEMBER 9TH, 2021.**

3. Docket #ZB21-11, 84 1st Street, Block 1042, Lot 11, in the CR-HD Zone, Applicant 82-84 Properties LLC is requesting preliminary and final site plan approval and subsequent D5 (density) variance to rehabilitate a three story brick building consisting of commercial unit in ground floor(Auto repair)and second and third floor empty warehouse space. The applicant is proposing to keep ground floor as a commercial unit and convert the 2nd and 3rd floor into residential units consisting of one 1-bedroom and one 2-bedroom apartments on the 2nd floor and two (2) 2-bedrooms apartments on the 3rd floor, for a total of four (4) residential units. This application will require variances for lot area, lot width, lot depth, front yard setback, lot coverage, parking and any variances and/or waivers that may be required. **CARRIED FROM DECEMBER 9TH, 2021. TO BE ADJOURNED TO FEBRUARY 1ST, 2021.**

4. Docket #ZB21-12, 280 Hope Avenue, Block #4062, Lot #34, in the R-3 Zone, Applicant Ruth Yunen is requesting preliminary and final site plan approval and subsequent D-5 variance to convert an existing two-family home into an eight (8) unit apartment building by adding a three-story addition to the rear of the existing building. There are two (2) existing two-bedroom apartments with the addition consisting of six (6) two-bedroom apartments on the 2nd and 3rd floors and eight (8) parking spaces on the ground floor. This application will require variances for minimum lot area, minimum lot width, minimum side yard and rear yard setback, D-5 variance, parking variance and any other variances and/or waivers that may be required. **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 Zoning Board of Adjustment Secretary at (973) 859-1344.

Miriam R. Perez
Zoning Board Secretary
Municipal Land Use Law