



**CITY OF PASSAIC, NEW JERSEY**  
**Planning Board Agenda – Wednesday, January 7, 2026**  
**Virtual Zoom Meeting**

*The Planning Board will hold a regular meeting on Wednesday, January 7, 2026 at 6:30 PM.*

**Zoom Meeting Information -**

<https://us02web.zoom.us/j/5436890561?pwd=VUNzWDJlOWlVSWFqR0xPb2NjYkpwUT09>

**Meeting ID: 543 689 0561**

**Passcode: 325678**

One tap mobile

+13052241968,,5436890561#,,,,\*325678# US

+13092053325,,5436890561#,,,,\*325678# US

Dial by your location

+1 646 558 8656 US (New York)

Dial by Phone Information: \*6 - Toggle Mute/Unmute \*9 - Raise/Lower Hand

*Please note that this will be a virtual meeting via ZOOM.*

**I. Opening Statement**

Adequate notice of this meeting has been provided as required by law, by posting the annual meeting notice on the municipal bulletin board and by mailing it to the NJ Herald News per the Open Public Meeting Act, 1975.

**II. Pledge of Allegiance**

**III. Roll Call**

**IV. Hearing of Citizens:** For matters not regarding the applications that will be heard in this meeting

**V. Re-Organization**

- a. Selection of Chairperson
- b. Selection of Vice Chairperson
- c. Selection of Recording Secretary
- d. Selection of Official Newspaper

**VI. New Business**

- a. Resolution Awarding Contract for Planning Board Attorney
- b. Resolution Awarding Contract for Planning Board Planner
- c. Resolution Awarding Contract for Professional Engineering Services for the Planning Board
- d. Amendment to the Market Street Redevelopment Plan (181 4<sup>th</sup> Street)

**VII. Applications**

- a. Docket# PB25-06, 206-210 Main Avenue, Block 1290 Lot 8 in the C-R Zone  
Conversion of commercial space into a one-bedroom apartment
- b. Docket #PB25-08, 63 Market Street, Block 1042, Lot 32 in the R-3 Zone  
Conversion of a first-floor storage area into a two-bedroom apartment

**VIII. Resolutions**

- a. Matter of Docket#PB25-09, 19 4th Street, Block 1034, Lot 10 in the R-3 Zone

**IX. Adjournment**

Copies of the application are available to the public and can be obtained by visiting <https://cityofpassaic.seamlessdocs.com/f/oprarequest> or the City Clerk's Office. To access these records, individuals must complete an Open Public Records Act (OPRA) request. Interested parties may also inspect the records by scheduling an appointment—available Monday through Friday, from 8:30 AM to 4:00 PM—by calling 973-833-8600 or emailing [kcorrea@cityofpassaicnj.gov](mailto:kcorrea@cityofpassaicnj.gov). Inspections will take place at Passaic City Hall, 330 Passaic Street, Passaic, NJ

*Karen Correa Faro*

**Planning and Zoning Board of Adjustments Secretary**  
**Municipal Land Use Law**