



CITY OF PASSAIC, NEW JERSEY
Zoning Board of Adjustments Agenda – Tuesday, January 13, 2026
Virtual Zoom Meeting

*The Zoning Board of Adjustments will hold a regular meeting on Tuesday, January 13, 2026, at 7:00 PM.
Please note that this will be a virtual meeting via ZOOM.*

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

I. Opening Statement

Adequate notice of this meeting has been provided as required by law, by posting the 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. Re-Organization

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

V. New Business

- a. Resolution Awarding Contract For Zoning Board Attorney
- b. Resolution Awarding Contract for Zoning Board Planner
- c. Resolution Awarding Contract For Professional Engineering Services For The Zoning Board
- d. 2026 Zoning Report

VI. Applications

- a. Docket ZB24-09, 135 Passaic Avenue, Block 3213, Lot 1 in the OR-1A Zone
Converting a doctor's office on the first floor and residential on the upper floor into a school
- b. Docket ZB25-11, 118 President Street, Block 4061, Lot 11 in the R-3 Zone
Converting an existing two-family dwelling into a four-family multifamily structure
- c. Docket ZB25-17, 40 Amsterdam Avenue, Block 3318, Lot 40 in the R-1 Zone
Construction of a one (1) family home after demolition

VII. Adjournment

A copy of said applications and documents are available for public review on file with the Administrative Officer, Municipal Land Use Law, Passaic City Hall, 330 Passaic Street, Passaic, NJ 07055. Any interested party may inspect these records by calling and scheduling an inspection with the Passaic Zoning Board of Adjustments Secretary at (973) 833-8600.

Karen Correa Faro

Planning and Zoning Board of Adjustments Secretary
Municipal Land Use Law