

# CITY OF PASSAIC

## ZONING BOARD OF ADJUSTMENT AGENDA

The Zoning Board of Adjustment will hold a regular meeting on **Tuesday, February 1<sup>st</sup>, 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=MExKUVVlSVowSGlTZWZvRVd1NUpNZz09>

**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. Docket #ZB21-14- 339-347 Aycrigg Avenue, Block # 3248, Lot 17 in the R3 Zone**, Applicant 3X Aycrigg LLC is requesting preliminary, final site and subsequent D (1) use variance approval to convert a one (1) story residential home into a new three (3)-story brick building consisting of seven (7) residential units and surface parking lot containing 14 parking spaces. 339 Aycrigg and 347 Aycrigg share an access driveway pursuant to an easement agreement. The proposed bedroom layout is the following; 2 one-bedroom and 5 two-bedroom apartments. This application will require variances for lot area, lot width, side yard setback, D(1) use variance (access driveway) as per 317-8 (not more than one principal use in one lot) and any other variances and/or waivers that may be required. **First appearance. Carried from January 18<sup>th</sup>, 2022**
- 2. Docket #ZB21-15, 41 Reid Avenue, Block #3267.02, Lot #11, in the R-1 Zone**, applicant Michael and Miriam Fishberg are requesting variance approval to expand their one (1) family home. The expansion of their home will trigger the maximum lot coverage requirement as per 317 attachment 4, which is 30%. This application will require variances for maximum lot coverage, side yard total setback and any other variances and/or waivers that may be required. **Scheduled for February 1<sup>st</sup>.**
- 3. 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 five 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.

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.

**Jessica Abreu**  
**Zoning Board Secretary**

## **Municipal Land Use Law**