



**CITY OF PASSAIC, NEW JERSEY**  
**Planning Board Agenda – Wednesday, February 4, 2026**  
**Virtual Zoom Meeting**

*The Planning Board will hold a regular meeting on Wednesday, February 4, 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

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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. New Business**

- a. Consistency Review for The Ordinance Amending Chapter 317, “Zoning”, Article III “Definitions And Word Usage”, Section 317-10 “Definitions”, Article VI “Conditional Uses”, Section 317-16 “All Zones” And Article IV “Schedule Of Regulation”, Section 317-11 “Adoption Of Schedule” Of The City Of Passaic Code To Permit Short Term Rental Units In All Zoning
- b. Redevelopment Plan for Block 4108, Lot 64, known as 185 Lexington Avenue

**VI. Applications**

- a. Docket# PB25-07, 246-250 Gregory Avenue, Block 2151, Lot 5 in the C-R Zone  
Conversion of a rooming house into 4 residential apartments
- b. Docket# PB25-08, 63 Market Street, Block 1042, Lot 32 in the MSRA Zone  
Conversion of a first-floor storage area into a two-bedroom apartment
- c. Docket# PB25-11, 28-34 Katherine Avenue, Block 3279.01, Lot 85 in the R-1 Zone  
Subdivide into three lots and site plan approval for a three-family dwelling on each new lot
- d. Docket# PB25-13, 156 Lexington Avenue, Block 4097 Lot 44 in the O-R Zone  
Addition of two dwelling units, totaling to five apartments

**VII. Resolutions**

- a. Matter of Docket#PB25-09, 19 4th Street, Block 1034, Lot 10 in the R-3 Zone
- b. Resolution Determining That The Market Street Redevelopment Plan Be Amended With A Recommendation To The City Council To Proceed With The Amendment Plan
- c. Matter of Docket#PB25-06, 206-210 Main Avenue, Block 1290 Lot 8 in the C-R Zone

**VIII. 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*