

# CITY OF PASSAIC

## ZONING BOARD OF ADJUSTMENT AGENDA

The Zoning Board of Adjustment will hold a regular meeting on **Tuesday, February 15<sup>th</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=MExKUVVJSVowSGITZWZvRVd1NUpNZz09>

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 #ZB21-11, 84 1<sup>st</sup> 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 2<sup>nd</sup> and 3<sup>rd</sup> floor into residential units consisting of one 1-bedroom and one 2-bedroom apartments on the 2<sup>nd</sup> floor and two (2) 2-bedrooms apartments on the 3<sup>rd</sup> 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 9<sup>TH</sup>, 2021. TO BE CARRIED TO FEBRUARY 15<sup>TH</sup>, 2022.**
- 2. 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 2<sup>nd</sup> and 3<sup>rd</sup> 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. CARRIED FROM JANUARY 4<sup>TH</sup>, 2022. WITHDRAWN**
- 3. 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 JANUARY 18<sup>TH</sup>, 2022. TO BE CARRIED TO FEBRUARY 1<sup>ST</sup>, 2022. TO BE CARRIED TO FEBRUARY 15<sup>TH</sup>, 2022.**

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**