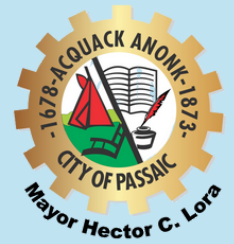


# City of Passaic

## Zoning Board of Adjustment Agenda

### Virtual Zoom Meeting



The Zoning Board of Adjustment will hold a regular meeting on Tuesday, February 21, 2023 at 7:00PM.  
Due to COVID-19 social distancing requirements, this will be a virtual meeting via ZOOM.

#### Zoom Meeting Information -

<https://us02web.zoom.us/j/5436890561?pwd=VUNzWDJlOWlVSWFqR0xPb2NjYkwwUT09>

Meeting ID: 543 689 0561

Passcode: 325678

One tap mobile

+6465588656,,87298877097#,,,,,0#,,124720# US (New York)

Dial by your location

+1 646 558 8656

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

Find your local number: <https://us04web.zoom.us/j/5436890561> to consider the following:

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#### I. Roll Call

#### II. Opening Statement

Adequate notice of this meeting has been provided as required by law, by posting of the annual meeting notice on the municipal bulletin board and by mailing to the NJ Herald and Express Times in accordance with the Open Public Meeting Act, 1975.

#### III. Pledge of Allegiance

#### IV. Minutes

#### V. Hearing of Citizens: For matters not on the agenda

#### VI. Resolutions

#### VII. Applications

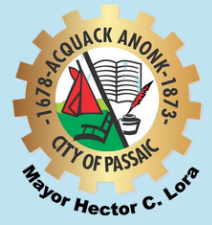
**1. Docket #ZB22-05, 53-55 Hoover Avenue Block #4128, Lots #10 and 17, in the C Zone**, the applicant Thermal Blockchains, LLC, is seeking to subdivide existing Lots 10 and 17 into Lot 10.01(8,629.7) and Lot 10.02 (30,828.6); both lots totaling (39,458.3). The applicant proposes a 2,912.5 square-foot long, 20-foot wide utility easement for the benefit of Lot 10.01 and a 1,755 square-foot parking and loading easement for the benefit of Lot 10.01. The applicant will require variances for a side yard setback on Lot 10.01, a front yard setback on Lot 10.02 (Madison Street), a front yard setback on Lot 10.02 (Hoover Avenue), a side yard setback on Lot 10.02, and any other variances and/or waivers that may be required. **Initially scheduled on October 25, 2022. Carried over from December 13, 2022.**

# City of Passaic

## Zoning Board of Adjustment Agenda

### *Virtual Zoom Meeting*

Tuesday, February 21, 2023 at 7:00PM



**2. Docket #ZB22-14, 313 Van Houten Avenue, Block #3285, Lot #1, in the R-1 Zone**, applicant Mr. Eteh Fischbein, is requesting variances approval to expand his one (1) family home. This application will require variances for a minimum rear yard setback, a side yard setback, and any other variances and/or waivers that may be required. ***Initially scheduled for Tuesday, December 06, 2022. Carried over from January 3, 2023***

**3. Docket #ZB22-17, 138 Central Avenue Block # 4108, Lot #33.01, in the R-3 Zone**, the applicant Caba Realty LLC, is seeking to construct a (4) four-story new building consisting of a two-family home on a vacant irregular lot. The ground floor will consist of a parking garage for three cars. Stories two (2), three (3), and four (4) will be residential apartments. This application will require variances for a front yard setback, a rear yard setback, a parking setback, and any other variances or waivers that may be required.

#### **VII. Executive Session**

#### **IX. Bills**

#### **X. Adjournment**

A copy of said applications and documents are available for public review online on the City of Passaic Website, Planning & Redevelopment Page ([cityofpassaic.com](http://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) 356-5653.

*Mariana V. Fera*

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