



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

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

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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. Preliminary Investigation for Determination of Area in Need of Rehabilitation for Block 3256 Lots 51, 54, 67, 70, 72, 76

**VI. Applications**

- a. Docket# PB25-11, 28-34 Katherine Avenue, Block 3279.01, Lot 85 in the R-1 Zone  
Construct a three-family house on each newly subdivided lot
- b. Docket#PB25-10, 147-151 Broadway, Block 2203 Lots 3, 4, 6, and 7 in the Scattered Site  
Redevelopment Area  
Construct a 4-story mix-use building, consisting of 22 units and 4 commercial spaces
- c. Docket#PB25-12, 74-152 8<sup>th</sup> Street, Block 1024 Lot 17 in the ERA  
Minor Subdivision

**VII. Resolutions**

- a. Matter of 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. Recommendation To The Passaic City Council Regarding the Adoption Of The Redevelopment Plan And Prepared By Ricardo Fernandez And Attached Hereto (185 Lexington Avenue)

**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**