

CITY OF PASSAIC

ZONING BOARD OF ADJUSTMENT AGENDA

The Zoning Board of Adjustment will hold a regular meeting on **Tuesday, July 27th, 2021** 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=MEExKUVVJSVowSGITZWZvRVd1NUpNZz09>

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. NOTICE: ORDINANCE AMENDING CITY CODE OF THE CITY OF PASSAIC, CHAPTER 125 "DWELLING UNITS," ARTICLE I "ILLEGAL OCCUPANCIES," SECTION 125-2 "UNAPPROVED OCCUPANCY OF CELLARS PROHIBITED"

2. 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 seven 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. **FIRST APPEARANCE.**

3. Docket #ZB-21-07 180 Passaic Avenue, 170 Passaic Avenue and 206 Boulevard

Block #3229, Lots 1 and 1.01 in the OR-1A Zone and Lot 38 in the R-1A Zone, applicant Congregation Tifereth Israel Inc is requesting preliminary & final site approval and D3 Conditional Use Variance to allow a minor subdivision. The applicant will require variances for front yard, right & left side yard setbacks, parking setbacks, and any other variances and/or waivers that may be required. **FIRST APPEARANCE.**

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.

Miriam R. Perez

Zoning Board Secretary

Municipal Land Use Law