

CITY OF PASSAIC

ZONING BOARD OF ADJUSTMENT AGENDA

The Zoning Board of Adjustment will hold a regular meeting on **Tuesday, November 22nd, 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=MExKUVVlSVowSGlTZWZvRVd1NUpNZz09>

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 #ZB22-09, 104-106 Pennington Avenue, Block# 3213, Lot 43 in the R-1A Zone District,** applicant Avi and Judith Schoemann, are seeking to convert a new family home that is under construction into a two-family home and subsequent D-1 use variance. This application will require variances for parking, along with any other variances or waivers that may be required. **Carried from September 13, 2022.**
- 2. Docket #ZB22-07, 568 River Drive, Block# 1292.03, Lot 50, 52 & 24 in the R-1 Zone District,** applicant Ramirito Zuniga and Joanna C. Moran, are seeking to merge three small lots to create a larger triangular lot in order to construct a brand new two family-home. This application will require variances for side yard setback, D-1 use variance, along with any other variances or waivers that may be required. **Carried from September 13, 2022.**
- 3. Docket #ZB22-13, 327 High Street, Block #3298, Lot #88, in the R-2 Zone,** applicant Elisheva Daba Simon is requesting variances approval to expand their one (1) family home. This application will require variances for minimum front yard, side yard setback, lot coverage, and any other variances and/or waivers that may be required. **First appearance November 22, 2022.**
- 4. Docket #ZB22-06, 425 Van Houten Avenue, Block 3279, Lot 9 in the C-R Zone District,** applicant Infamy & Prestige Tattoo is seeking to establish a tattoo parlor, which is a conditional use of the M1 zone. The applicant is seeking a D(3) conditional use variance for shop distance limitation which falls within 500 feet of a church, public and private school and any residential zone in the area and/or waivers that may be required. First appearance November 22, 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) 356-5653.

Jessica Abreu
Zoning Board Secretary
Municipal Land Use Law