

CITY OF PASSAIC BOARD OF ADJUSTMENT MINUTES

The City of Passaic Board of Adjustments held a virtual meeting on May 20th, 2021, due to COVID19 social distancing requirements via ZOOM at 7:00 p.m. and opened the meeting at 7:04 p.m. by requesting a roll call. The invocation was given and all recited pledge of allegiance.

ROLL CALL:

		PRESENT	ABSENT
Menachem Bazian	Chairman	√	
Deiby Martinez	Vice Chairman	√	
Yaacov Brisman	Secretary	√	
Harold T. Hess			√
David M. Blumenthal			√
Moshe Stareshesky		√	
Jonathan Pittinsky		√	
Sheila Graham-Woodson	Alt # 1	√	
Yolanda Soto	Alt # 2	---	---
Juan C. Lozano-Rosas	Alt # 3	---	---
Michael J. Gross	Alt # 4	√	

ALSO PRESENT: Douglas Kinz, Esq., Board Attorney

MINUTES:

NONE

ESCROWS:

NONE

APPLICATIONS:

NONE

RESOLUTIONS:

1. Docket #ZB20-06, 127 Highland Avenue, Block 4062, Lot 49, in the R-3 Zone, applicant MBA Properties LLC, is seeking preliminary and final site approval and subsequent D5(High Density) to revalidate prior 2002 approval with an adjusted program of ten (10), 2 bedroom units and one, 1 bedroom unit. Surface parking to contain nine (9) on-site parking spaces with the one, 1-bedroom unit, which allows it to be ADA accessible. Second and third floors to contain five (5), 2-bedroom units per floor. This application will require variances for minimum lot width, minimum lot area, minimum side yard setback, minimum rear yard setback, lot coverage and any other variances and/or waivers that may be required. ***Approved with conditions March 2nd, 2021.***

A motion to approve Resolution of 127 Highland Avenue, was made by Vice Chairman Martinez, seconded by Commissioner Pittinsky, on a roll call vote, all in favor, the motion carried.

1. Docket #ZB21-01, 705-713 River Drive Block # 1326, Lot # 1, in the M-1 Zone, United Scrap Iron & Metal Co. is proposing to amend its approval from the hearing on March 31, 2020 for the following: (1) To raise the height of the approved Butler building from 35 ft. to 45 ft. for adequate clearance for portable crane. (2) Submission of Landscape Plan as per condition No. 5: The Zoning Board retained jurisdiction to

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review and approve said plan, rather than delegate its authority to Board Planner or City Engineer. (3) Request amendment to Condition No. 3 to extend start of construction of the Butler Building from May 16, 2021 to October 1, 2021. This application as per the Zone will not require variances. ***Approved with conditions April 6th, 2021.***

A motion to approve Resolution of 705-713 River Drive, was made by Commissioner Stareshesky, seconded by Commissioner Brisman, on a roll call vote, all in favor, the motion carried.

ADJOURNMENT:

Upon motion, seconded and carried, the meeting was adjourned at approximately 7:15 p.m.



Miriam R. Perez
Board of Adjustment Secretary
Municipal Land Use Law

VOTING ON ACTIONS:**1. ACTION: Motion to approve Resolution of 127 Highland Avenue application**

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
Yaacov Brisman	Secretary	Absent			√		
Harold T. Hess		Absent					
David M. Blumenthal		Absent					
Moshe Stareshefsky		Present			√		
Jonathan D. Pittinsky		Present			√		
Sheila Graham-Woodson	Alt # 1	Present		√	√		
Yolanda Soto	Alt # 2	---					
Juan C. Lozano-Rosas	Alt # 3	---					
Michael J. Gross	Alt # 4	Present					
Deiby Martinez	Vice Chairman	Present	√		√		
Menachem Bazian	Chairman	Present			√		

2. ACTION: Motion to approve Resolution of 705-713 River Drive application

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
Yaacov Brisman	Secretary	Absent		√	√		
Harold T. Hess		Absent					
David M. Blumenthal		Absent					
Moshe Stareshefsky		Present	√		√		
Jonathan D. Pittinsky		Present			√		
Sheila Graham-Woodson	Alt # 1	Present			√		
Yolanda Soto	Alt # 2	---					
Juan C. Lozano-Rosas	Alt # 3	---					
Michael J. Gross	Alt # 4	Present			√		
Deiby Martinez	Vice Chairman	Present			√		
Menachem Bazian	Chairman	Present					

3. ACTION: Motion to adjourn Meeting.

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
Yaacov Brisman	Secretary	Absent		√	√		
Harold T. Hess		Absent					
David M. Blumenthal		Absent					
Moshe Stareshefsky		Present	√		√		
Jonathan D. Pittinsky		Present			√		
Sheila Graham-Woodson	Alt # 1	Present			√		
Yolanda Soto	Alt # 2	---					
Juan C. Lozano-Rosas	Alt # 3	---					
Michael J. Gross	Alt # 4	Present					
Deiby Martinez	Vice Chairman	Present			√		
Menachem Bazian	Chairman	Present			√		