

CITY OF PASSAIC BOARD OF ADJUSTMENT MINUTES

The City of Passaic Board of Adjustments held a virtual meeting on August 31st, 2021, due to COVID19 social distancing requirements via ZOOM at 7:00 p.m. and opened the meeting at 7:06 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	Acting Chairman	√	
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: Julio Santana, Zoning Officer
David Troast, Board Planner
Douglas Kinz, Esq., Board Attorney

MINUTES:

1. Minutes of the July 27th, 2021 meeting were presented to the Board for approval.

A motion was made to approve Minutes of July 27th, 2021, by Commissioner Graham-Woodson, seconded by Vice Chairman Martinez, on a roll call vote, all in favor, the motion carried.

RESOLUTIONS:

NONE

ESCROWS:

NONE

APPLICATIONS:

1. **Docket #ZB21-09, 24 Broadway, Block 2154, Lot 18, in the CR Zone**, Applicant Manuel Contreras for 24 Broadway LLC is requesting preliminary and final site plan approval to rehabilitate a two story building consisting of two residential apartments on 2nd floor and a commercial space on ground floor, that was damage by a fire. In addition, to add a new 3rd floor consisting of two new residential units. This application will require density variance (D5), parking variance, lot area, lot width, lot coverage, side yard and any other variances and/or waivers that may be required. **FIRST APPEARANCE.**

A motion to Dismiss with Prejudice application of 24 Broadway was made by Commissioner Stareshesky, seconded by Commissioner Brisman, on a roll call vote, all in favor the motion passed.

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2. Docket #ZB21-10, 244 & 250 High Street Block 3287, Lots 76 & 80, in the R-2 Zone, applicant Mikvah Yisrael of Passaic- Clifton is seeking preliminary & final site plan approval for both lots with a D3 conditional use variance for lot 80 and a D1 use variance for lot 76 to demolish the existing one family home on lot 76 and use the parcel as a parking lot for the Mikvah located on lot 80. This application will also require variances for lot area, lot width, front yard & side yard setbacks along with any other variances that may be required. **FIRST APPEARANCE. CARRIED FROM AUGUST 10TH, 2021.**

Item #2 of the agenda was read into the record. Mr. Gary Cohen, Esq., Attorney for the applicant was present at the hearing. Mr. Cohen asked for an adjournment on behalf of the applicant.

Mr. Robert L. Costa, Licensed Civil Engineer of Hackensack, NJ was sworn into the record. Mr. Costa presented his qualifications to the Board. The Board accepted his qualifications. Mr. Costa continued with his testimony.

Commissioner Stareshesky had questions for our attorney regarding the notice.

D.Troast, Board Planner had comments for the Board regarding this application.

Rabbi Yechil Hirsch, representative for the applicant was sworn into the record. Rabbi Hirsch continued with his testimony.

Chairman Bazian opened the public portion.

A motion to close public portion of 244 & 250 High Street hearing was made by Commissioner Brisman, seconded by Commissioner Stareshesky, on a roll call vote, all in favor the motion passed.

A motion to approve application of 244 & 250 High Street was made by Commissioner Brisman, seconded by Commissioner Graham-Woodson, on a roll call vote, all in favor the motion passed.

ADJOURNMENT:

Upon motion, seconded and carried, the meeting was adjourned at approximately 7:44 p.m.



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

VOTING ON ACTIONS:

1. ACTION: Motion to approve Minutes of July 27th, 2021 meeting

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
Yaacov Brisman		Present			√		
Harold T. Hess		Absent					
David M. Blumenthal		Absent					
Moshe Stareshefsky		Present					
Jonathan D. Pittinsky		Absent					
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 Dismiss application of 24 Broadway with Prejudice

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
Yaacov Brisman		Present		√	√		
Harold T. Hess		Absent					
David M. Blumenthal		Absent					
Moshe Stareshefsky		Present	√		√		
Jonathan D. Pittinsky		Absent					
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 close public portion of 244 & 250 High Street hearing

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
Yaacov Brisman		Present	√		√		
Harold T. Hess		Absent					
David M. Blumenthal		Absent					
Moshe Stareshefsky		Present		√	√		
Jonathan D. Pittinsky		Absent					
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			√		

4. ACTION: Motion to approve application of 244 & 250 High Street

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
Yaacov Brisman		Present	√		√		
Harold T. Hess		Absent					
David M. Blumenthal		Absent					
Moshe Stareshefsky		Present			√		
Jonathan D. Pittinsky		Absent					
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			√		

5. ACTION: Motion to adjourn Meeting.

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
Yaacov Brisman		Present			√		
Harold T. Hess		Absent					
David M. Blumenthal		Absent					
Moshe Stareshefsky		Present	√		√		
Jonathan D. Pittinsky		Absent					
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			√		