

City of Passaic Board of Adjustment Agenda

The Board of Adjustment will hold a regular meeting on **Tuesday, February 2nd, 2016** at 7:30 p.m. in the Council Chambers at the City Hall, 330 Passaic Street, Passaic, New Jersey to take action on the following:

Docket # ZB13-08, 705-713 River Drive, Block 1326, Lot 1, in the M-2 Zone, applicant River Drive Associates, LLC, is seeking an appeal of the determination of the zoning officer that the site is classified as a junk yard. The applicant also has provided the necessary documentation to request site plan approval, a D-1 use variance, along with variances for front yard, parking, and any other variances that may be required in the event the zoning officer's determination is upheld. **Adjourned from December 15, 2015.**

Docket #13-13, 117 Passaic St., Block 1032, Lot 6 in the CR-HD Zone District, applicant Rafael Castro, is requesting preliminary & final site plan approval and a D-5 Density variance to legalize an existing 7th residential dwelling unit and maintain the existing commercial use on the ground floor (front). The property will also require variances for lot area, lot width, front yard setback, side yard setbacks, lot coverage, open space, parking and any other variances that may be required. **Adjourned from January 5, 2015.**

Docket # ZB15-07, 247-255 Gregory Ave, Block 2203, Lot 7, 17-19, 22 in the R-3 Zone, applicant The Corporation of the Presiding Bishop of the Church of Jesus Christ of Latter-Day Saints, is requesting minor subdivision approval, preliminary and final site plan approval and a D (3) Conditional use variance to construct a house of worship. The minor subdivision is for the existing 3 story frame dwelling on lot 7 (Broadway) which will remain. The applicant will require variances for front yard setback (both lot 7 and parent lot for Church) and a rear yard setback for lot 7 along with any other variances, exceptions, or waivers that may be required **Adjourned from December 1, 2015.**

Docket # ZB15-10, 26 Central Ave., Block 2145, Lot 18 in the C Zone District, applicant Glen Paul Hertzberg, is requesting preliminary & final site plan approval, and a D-1 use variance to convert the second floor of an existing commercial structure into three residential units. The application will also require variances for parking and any other variances that may be required. **Adjourned from December 15, 2015.**

Docket # ZB15-13, 25-29 Sherman Street. Block 4069, Lot 14 & 16 in the R-3 Zone District, applicant Iglesia Pentecostal Smirna, is requesting preliminary & final site plan approval and D-3 use variance to demolish a home adjacent to existing church to be used for parking. The application will also require variances for parking, existing lot size, lot area, lot coverage, and front and side yard setbacks. **First Appearance.**

A copy of said applications and documents are 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 during normal business hours.

Miriam R. Perez
Zoning Board Secretary
Municipal Land Use Law