

City of Passaic Board of Adjustment Agenda

The Board of Adjustment will hold a regular meeting on **Tuesday, January 5th, 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 # ZB14-04, 88-92 South St Block 1032 Lot (s) 23 in the R-3 Zone, applicant Peruvian Import Co, Inc, is requesting preliminary and final site plan approval and a D-1 Use Variance to construct an addition to the second floor. The applicant will also require variances for front yard setback, side yard setback, rear yard setback, lot coverage, a number of loading spaces, a number of parking spaces along with any other variances that may be required. **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 December 15, 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 #ZB15-08 154-156 Gregory Avenue, Block 2146, Lot 42, in the R-3 Zone, applicant 156 Gregory Avenue LLC is requesting preliminary and final site plan approval and a D-5 Density Variance to convert an existing 24 unit Multi-Family Building into 34 residential units. Additional variances are required for front yard setback, rear yard setback, side yard setbacks, lot coverage, maximum number of building stories, open space, parking and any other variances that may be required. **Adjourned from December 15, 2015.**

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