

# **CITY OF PASSAIC BOARD OF ADJUSTMENT MINUTES**

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The City of Passaic Board of Adjustments held a special meeting on March 29<sup>th</sup>, 2016 in the Council Chamber, City Hall, 330 Passaic Street at 7:30 p.m. and opened the meeting at 7:53p.m. by requesting a roll call. The invocation was given and all recited pledge of allegiance.

**ROLL CALL:**

		<b>PRESENT</b>	<b>ABSENT</b>
Menachem Bazian	Chairman	√	
Deiby Martinez	Vice Chairman	√	
Yaacov Brisman			√
William Diaz			√
Harold T. Hess		√	
Vanessa Meghnagi		√	
David M. Blumenthal	Alt # 2	√	
Heidi Diaz	Alt # 3		√
Moshe Stareshfsky	Alt # 4	√	

**ALSO PRESENT:** Julio Santana, Zoning Officer  
Douglas Kinz, Esq., Board Attorney  
Mark E. Everett, P.P., AICP, Board Planner

**APPLICATIONS:**

**1. Docket # ZB13-08, 705-713 River Drive, Block 1326, Lot 1, in the M-2 Zone**, applicant River Drive Associates, LLC, is seeking site plan approval, a D-1 use variance, along with variances for front yard, parking, and any other variances that may be required to utilize the property as a junkyard. **Adjourned from February 16, 2016.**

Item # 1 was read in the record. Charles Sarlo, Esq. Attorney representing the applicant was present. Also present, Attorneys to objectors opposing and challenging application: Phillip A. LaPorta & Bruce R. Rosenberg.

Mr. Sarlo requested to have hearing adjourned to May 17<sup>th</sup>. Furthermore, for the record Chairman Bazian asked to close May 17<sup>th</sup> to any other applications. Hearing will solely be dedicated to the application of 705-713 River Drive.

A motion was made by Vice Chairman Martinez, seconded by Commissioner Blumenthal to adjourn hearing to May 17<sup>th</sup> and closed to any other application, on a roll call vote, all in favor the motion passed.

**2. Docket #ZB16-02, 249 Paulison Avenue. Block 3215, Lot 27 in the OR-1A Zone District, Applicant** Satish H and Nayana S Kharawala are requesting preliminary and final site plan approval and D-1, and D2 variance to convert a two family home into a three family home. The application will also require variances for lot area, and side yard setback, and any other variances that may be required. **(First Appearance).**

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Item #2 read into the record. Applicant's attorney Michael Andalaft was present at the hearing. Applicant requested to carry the case to May 31<sup>st</sup> hearing.

A motion was made by Commissioner Blumenthal, seconded by Commissioner Meghnagi to carry the hearing to May 31<sup>st</sup>, on a roll call vote, all in favor the motion passed.

### **MINUTES:**

1. Minutes of **April 1<sup>st</sup>, 2014** were brought before the Board for Approval.

A motion was made by Vice Chairman Martinez, seconded by Commissioner Blumenthal to approve Minutes, on a roll call vote, all in favor the motion passed.

2. Minutes of **May 6<sup>th</sup>, 2014** were brought before the Board for Approval.

A motion was made by Commissioner Meghnagi, seconded by Commissioner Blumenthal to approve Minutes, on a roll call vote, all in favor the motion passed.

3. Minutes of **October 21<sup>st</sup>, 2014** were brought before the Board for Approval.

A motion was made by Vice Chairman Martinez, seconded by Commissioner Blumenthal to approve Minutes, on a roll call vote, all in favor the motion passed.

4. Minutes of **March 1<sup>st</sup>, 2016** were brought before the Board for Approval.

A motion was made by Vice Chairman Martinez, seconded by Commissioner Stareshesky to approve Minutes, on a roll call vote, all in favor the motion passed.

5. Minutes of **March 1<sup>st</sup>, 2016** were brought before the Board for Approval.

A motion was made by Commissioner Stareshesky, seconded by Commissioner Blumenthal to approve Minutes, on a roll call vote, all in favor the motion passed.

### **RESOLUTIONS:**

1. **Resolution approving application of 117 Passaic Street Block #1032 Lot #6 in the CR-HD Zone** district for site-plan approval, a subsection d(5) density variance and bulk variances for lot area, lot width, front yard setback, side yard setbacks, lot coverage and open space, as well as a parking variance for number of spaces, in order to legalize an existing seventh residential dwelling unit on the ground floor while maintaining the existing commercial space. Approved by the Board on February 2<sup>nd</sup>, 2016 with the following conditions:

- a. The ground floor residential unit shall be restricted to the existing 567 sq. ft. of space and under no circumstances shall the unit be expanded without approval from the Board of Adjustment.
- b. The unit shall be compliant with all building, plumbing and electrical code regulations.

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A motion was made by Commissioner Stareshesky, seconded by Commissioner Blumenthal to approve the Resolution, on a roll call vote, all in favor the motion passed.

**2. Resolution approving application of 26 Central Avenue Block #2145 Lot #18 in the C Zone district for site plan approval and conditional use approval, together with a parking variance for number of spaces, in order to convert the second floor of an existing commercial building into two residential lofts. Approved by the Board on March 1<sup>st</sup>, 2016.**

A motion was made by Commissioner Blumenthal, seconded by Commissioner Stareshesky to approve the Resolution, on a roll call vote, all in favor the motion passed.

## **ESCROW CLOSEOUTS**

NONE

## **ADJOURNMENT:**

Upon motion, seconded and carried, the meeting was adjourned at approximately 8:21 p.m.



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