

CITY OF PASSAIC

BOARD OF ADJUSTMENT AGENDA

The Board of Adjustment will hold a regular meeting on **Tuesday, March 31st, 2020** at 7:00 p.m. in the Council Chambers, City Hall, 330 Passaic Street, Passaic, New Jersey 07055 **AND/OR** via ZOOM at: <https://us04web.zoom.us/j/555142282?pwd=Vnl3N1ljQ01SU1FPWGfYn1hrdEU0QT09>

Meeting ID: 555 142 282
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to take action on the following:

- 1. Docket #ZB19-09, 27 Monroe Street, Block# 1006, Lot# 1 in the R3 Zone District,** Applicant T-Mobile Northeast LLC, is seeking D (3) Conditional Use Variance to install a cell tower at the property referenced above. Cell towers are a conditional use permitted in the M1 and M2 zone districts. **FIRST APPEARANCE. ADJOURNED FROM DECEMBER 10TH, 2020. APPLICANT WITHDREW APPLICATION WITHOUT PREJUDICE.**
- 2. Docket #ZB19-15, 122 Third Street, Block# 1003, Lot #3, in the R-3 Zone,** applicant 122 Garden Street LLC, is seeking preliminary and final site approval and subsequent D5(Density Variance) to convert an existing legal non-conforming structure consisting of four (4) apartments and two (2) commercial units into seven (7) residential units and one (1) commercial store. 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. **FIRST APPEARANCE. ADJOURNED FROM FEBRUARY 11TH, 2020. CARRIED TO MARCH 31st, 2020.**
- 3. Docket #ZB19-18, 76 Henry Street, Block #2159 Lot #23, in the R-3 Zone,** applicant Marko Kopic, is seeking approval to install a driveway on side of property. It will require front yard setback, side yard setback, lot coverage, parking area must be three (3) feet away from property line, parking dimension must be (9' X 19') and any other variances and/or waivers that may be required. **FIRST APPEARANCE. ADJOURNED FEBRUARY 11TH, 2020. CARRIED TO MARCH 31st, 2020.**
- 4. Docket #ZB19-20, 314 Montgomery Street, Block #2170, Lot(s) #16, in the R-3 Zone,** applicant Tina Estates LLC, is seeking approval to install an addition on the 2nd floor (already constructed). It will require variances for front yard setback, side yard setback, lot coverage, and any other variances and/or waivers that may be required. **FIRST APPEARANCE. CARRIED TO MARCH 31st, 2020.**
- 5. Docket #ZB19-21, 13 Fourth Street, Block 1034, Lot 18, in the R-3 Zone,** applicant 13 Fourth Street Properties LLC, is seeking preliminary and final site approval and subsequent D6(Height Variance) to remodel an existing four story building consisting of three (3) apartment per floor with a total of twelve (12) units. The applicant will infill a court yard on the south of the existing building, the infill is 183.51 sq. ft., by floor with a total of 734.04 sq. ft. The intent is to provide additional living space to each of existing units. No new unit will be created, as the result three units will go from two bedrooms to three bedrooms. 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. **FIRST APPEARANCE.**

A copy of said applications and documents are on file with the Administrative Officer, Municipal Land Use Law, Passaic City Hall, Room 206, 330 Passaic Street, Passaic, NJ. Any interested party may inspect these records during normal business hours by calling 973-859-1344 to schedule an appointment.

Miriam R. Perez
Zoning Board Secretary
Municipal Land Use Law