

# **CITY OF PASSAIC**

## **ZONING BOARD OF ADJUSTMENT AGENDA**

The Zoning Board of Adjustment will hold a regular meeting on **Tuesday, July 6<sup>th</sup>, 2021** at 7:00 p.m. Due to COVID19 social distancing requirements this will be a virtual meeting via ZOOM:

<https://us02web.zoom.us/j/87298877097?pwd=MExKUVVJSVowSGlTZWZvRVd1NUpNZz09>

**Meeting ID: 872 9887 7097**

**Passcode: 124720**

**One tap mobile**

**+6465588656,,87298877097#,,,,,0#,,124720# US (New York)**

**Dial by your location**

**+1 646 558 8656**

**Meeting ID: 872 9887 7097**

**Passcode: 124720**

To take action on the following:

- 1. Docket #ZB21-02, 74 Passaic Street Block # 1019, Lot # 3, in the R-3 Zone**, the applicant Juan D. Aybar is seeking a D-5 density variance for preliminary and final site plan to rehabilitate an existing fire damaged two-story building as well as constructing an additional story. The plan for the proposed three-story building includes adding an additional floor for residential three (3)-bedroom unit to the two (2) existing three (3)-bedroom units, for a total of three (3) residential units. This application will require variances for lot area, lot width, front yard, side yard setback, lot coverage, density, parking and any other variances and/or waivers that may be required. **FIRST APPEARANCE.**
- 2. Docket #ZB21-03, 60 Crescent Avenue Block #3306, Lot #21, in the R-1 Zone**, applicant Eli Spitzer is requesting variances for side yard setbacks and any other variances and/or waivers that may be required to construct a 560' square feet addition to the rear of an existing single family home. **FIRST APPEARANCE.**
- 3. Docket #ZB21-04, 129 Main Avenue, Block 3298, Lot 33, in the CR Zone**, applicant Congregation Kollole OHR Hatorah is seeking a D-3 conditional use variance for preliminary and final site approval to convert an existing single story vacant bank into a house of worship. This application will also require variances for lot area, lot width, side yard setback, rear yard setback, lot coverage, parking and any other variances and/or waivers that may be required. **FIRST APPEARANCE.**

A copy of said applications and documents are available for public review online on the City of Passaic Website, Planning & Redevelopment Page (Cityofpassaic.com) or 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 by calling and scheduling inspection with the Passaic Zoning Board of Adjustment Secretary at (973) 859-1344.

**Miriam R. Perez**  
**Zoning Board Secretary**  
**Municipal Land Use Law**