

# CITY OF PASSAIC

## ZONING BOARD OF ADJUSTMENT AGENDA

The Zoning Board of Adjustment will hold a regular meeting on **Tuesday, September 22<sup>nd</sup>, 2020** at 7:00 p.m. Due to COVID19 social distancing requirements this will be a virtual meeting via ZOOM:

<https://us02web.zoom.us/j/88504852159?pwd=b3YraHlVWkhJNUt1VFoyZzJBL1ZGQT09>

**Meeting ID: 885 0485 2159**

**Passcode: 990002**

**One tap mobile**

**+16465588656,,88504852159#,,,,,0#,,990002# US (New York)**

**Dial by your location**

**+1 646 558 8656 US (New York)**

**Meeting ID: 885 0485 2159**

**Passcode: 990002**

to take action on the following:

- 1. Docket #ZB20-04, 153 Sherman Street, Block #4110 Lot(s) #51, in the R-3 Zone**, applicant 153 Investment LLC, is seeking approval to convert an existing one family home into a two (2) family home. This application will require variances for lot width, side yard setbacks, and any other variances and/or waivers that may be required. **FIRST APPEARANCE. CARRIED FROM SEPTEMBER 1<sup>ST</sup>, 2020.**
- 2. ZB20-07, 857 Main Avenue, Block 2177, Lot 1, in the C-R Zone**, applicant Mt. Zion Baptist Church is requesting an extension to the approvals granted by Resolution on November 28, 2017 for preliminary and final site plan approval, together with a subsection D(3) conditional use variance, in order to construct a fellowship hall and multi-purpose center adjacent to an existing house of worship for One (1) additional year. **FIRST APPEARANCE. CARRIED FROM SEPTEMBER 1<sup>ST</sup>, 2020.**
- 3. Docket #ZB20-01, 261 Passaic Street, Block 1080, Lot 01, in the CR Zone**, applicant 261-263 Passaic Street LLC, is seeking preliminary and final site approval and subsequent D(5) (Density Variance) to remove a commercial store front on the ground floor and to add two (2) additional two-bedroom apartments in place of the existing commercial space. There already six (6) existing residential units, bringing the total to eight (8) residential units. 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. CARRIED FROM SEPTEMBER 1<sup>ST</sup>, 2020.**

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**