

# **CITY OF PASSAIC**

## **ZONING BOARD OF ADJUSTMENT AGENDA**

The Zoning Board of Adjustment will hold a regular meeting on **Tuesday, October 12<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=MEExKUVVJSVowSGITZWZvRVd1NUpNZz09>

**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 # ZB21-03-1-5 Tennyson Place, Block 3298.01 Lot 26 in the R-2 Zone District,** Applicant Bais Medrash of Clifton, Inc is requesting preliminary and final site plan approval along with D3 (conditional use variance) to convert an existing 11/2 single residential home into a 21/2 story building consisting of a house of worship a conditional use permitted in our zone district. This application will required variances for lot area, lot width, lot front yard, side yard, lot coverage, parking variance and/or waivers that may be required. **ADJOURNED FROM SEPTEMBER 14<sup>TH</sup>, 2021.**
- 2. Docket #ZB21-11, 84 1<sup>st</sup> Street, Block 1042, Lot 11, in the CR-HD Zone,** Applicant 82-84 Properties LLC is requesting preliminary and final site plan approval and subsequent D5 (density) variance to rehabilitate a three story brick building consisting of commercial unit in ground floor(Auto repair)and second and third floor empty warehouse space. The applicant is proposing to keep ground floor as a commercial unit and convert the 2<sup>nd</sup> and 3<sup>rd</sup> floor into residential units consisting of one 1-bedroom and one 2-bedroom apartments on the 2<sup>nd</sup> floor and two (2) 2-bedrooms apartments on the 3<sup>rd</sup> floor, for a total of four (4) residential units. This application will require variances for lot area, lot width, lot depth, front yard setback, lot coverage, parking and any variances and/or waivers that may be required. **FIRST APPEARANCE. CARRIED FROM SEPTEMBER 30<sup>TH</sup>, 2021.**

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**