

CITY OF PASSAIC

ZONING BOARD OF ADJUSTMENT AGENDA

The Zoning Board of Adjustment will hold a regular meeting on **Tuesday, November 10th, 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/87298877097?pwd=MExKUVVJSVowSGITZWZvRVd1NUpNZz09>

Meeting ID: 872 9887 7097

Passcode: 124720

One tap mobile

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Dial by your location

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Meeting ID: 872 9887 7097

Passcode: 124720

To take action on the following:

1. Docket #ZB20-06, 127 Highland Avenue, Block 4062, Lot 49, in the R-3 Zone,

Applicant MBA Properties LLC is seeking preliminary and final site approval and subsequent D5 (High Density) to revalidate prior 2002 approval with an adjusted program of ten (10), 2-bedroom units and one, 1 bedroom unit. Surface parking to contain nine (9) on-site parking spaces with the one, 1-bedroom unit, which allows it to be ADA accessible. Second and third floors to contain five (5), 2-bedroom units per floor. 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.**

2. Docket #ZB20-08, 19-21 Myrtle Avenue, Block #2162, Lot #1, in the R-3 Zone,

Applicant Sixto Cruz is requesting an amendment from a previous approval ZB17-20. On this approval of April 2018, applicant was granted to convert two existing first floor residential apartment units into an approximate 2,080 sq. ft. retail space fitting out as a fresh meat, fruits and vegetable food market. Due to the State of New Jersey protective statutes against the eviction of residential tenants, the applicant was only able to vacate one out of the two, first floor residential apartments. The submitted application is for an amended approval to allow one, first floor residential apartment to remain, which reduces the footprint of the proposed retail store from approximately 2,080 sq. ft. to 1,408 sq. ft. net. All other approved variances of 2018 approval stay the same. **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