

CITY OF PASSAIC

BOARD OF ADJUSTMENT AGENDA

The Board of Adjustment will hold a regular meeting on **Thursday, March 12th, 2020** at 7:00 p.m. in the Council Chambers at the City Hall, 330 Passaic Street, Passaic, New Jersey to take action on the following:

CANCELED

ALL CASES TO BE CARRIED TO MARCH 24TH

- 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. TO BE CARRIED TO MARCH 24TH, 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. TO BE CARRIED TO MARCH 24TH, 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. TO BE CARRIED TO MARCH 24TH, 2020.**

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