

CITY OF PASSAIC BOARD OF ADJUSTMENT MINUTES

The City of Passaic Board of Adjustments held a virtual meeting on June 30th, 2020, due to COVID19 social distancing requirements via ZOOM at 7:00 p.m. and opened the meeting at 7:05 p.m. by requesting a roll call. The invocation was given and all recited pledge of allegiance.

ROLL CALL:

		PRESENT	ABSENT
Menachem Bazian	Chairman	√	
Deiby Martinez	Vice Chairman	√	
Yaacov Brisman	Secretary	√	
Harold T. Hess			√
David M. Blumenthal		√	
Moshe Stareshesky		√	
Jonathan Pittinsky		√	
Sheila Graham-Woodson	Alt # 1	√	
Yolanda Soto	Alt # 2	---	---
Juan C. Lozano-Rosas	Alt # 3	---	---
Vacancy	Alt # 4	---	---

ALSO PRESENT: Julio Santana, Zoning Officer
David Troast, Board Planner
Douglas Kinz, Esq., Board Attorney

ESCROWS:

NONE

MINUTES:

1. Minutes of the June 16th, 2020 meeting were presented to the Board for approval.

A motion was made to approve Minutes of June 16th, 2020, by Commissioner Stareshesky, seconded by Commissioner Pittinsky, on a roll call vote, all in favor the motion carried.

RESOLUTIONS:

1. **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. ***Approved with Conditions.***

The Board imposed the following conditions:

1. Clouting of Meets & Bounds of the Easement into the Agreement.
2. Ballard located in the rear of the existing driveway.

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Chairman Bazian had comments on the application for the Board.

A motion to approve the application of 76 Henry Street with conditions listed above was made by Vice Chairman Martinez seconded by Commissioner Graham-Woodson, on a roll call vote, all in favor the motion passed.

APPLICATIONS:

1. Docket #ZB20-03, 488 Paulison Avenue, Block #2196 Lot(s) #5, in the R-3 Zone, applicant Armando Manna, is seeking approval to convert an existing one family home into a two (2) family home. This application will require variances for front yard setback, lot coverage, rear yard setback, parking dimension must be (9 ft. X 19 ft.) and any other variances and/or waivers that may be required. ***FIRST APPEARANCE.***

Item #1 of the agenda was read in the record. Mr. Kenneth Rose, Esq., Attorney for the applicant was present at the hearing. Mr. Rose introduced the application to the Board.

Mr. Frank D. Mileto, Licensed Architect & Planner of Long Valley, NJ was sworn into the record. Mr. Evans has presented his qualifications to the Board on various occasions. The Board accepted his qualifications. Mr. Mileto continued with his testimony.

Commissioner Pittinsky had questions for Mr. Mileto.

Commissioner Stareshesky had questions for the witness.

D.Troast, Board Planner had suggestions for the applicant.

Commissioner Brisman asked D.Kinz, Board Attorney clarification on the parking conditions.

Chairman Bazian had follow up questions on the parking spaces.

D.Kinz, Board Attorney had comments following Commissioner Brisman's questions.

Commissioner Brisman had comments for the Board.

Commissioner Stareshesky had questions for D.Kinz, Board Attorney.

Commissioner Graham-Woodson had suggestions on stripping of the parking spaces.

Commissioner Stareshesky had additional comments.

J.Santana, Zoning Officer had comments on the stacked parking.

D.Kinz, Board Attorney had questions for the applicant on how the property was acquired.

No public were present at the hearing.

A motion to close the public portion of the hearing of 488 Paulison Avenue was made by Vice Chairman Martinez, seconded by Commissioner Stareshesky, on a roll call vote, all in favor, the

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motion passed.

The Board imposed the following conditions:

1. Designated driveways for each apartment specified on the lease.
2. Parking spots shall be striped.
3. Bollards placed at the end of the driveway
4. County approvals.

A motion to approve the application of 488 Paulison Avenue with the conditions listed above was made by Commissioner Stareshefsky, seconded by Vice Chairman Martinez, on a roll call vote, all in favor, the motion passed.

ADJOURNMENT:

Upon motion, seconded and carried, the meeting was adjourned at approximately 8:05 p.m.



Miriam R. Perez
Board of Adjustment Secretary
Municipal Land Use Law

VOTING ON ACTIONS:

1. ACTION: Motion to approve Minutes of June 16th, 2020

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
Yaacov Brisman		Present					
Harold T. Hess		Absent					
David M. Blumenthal		Present					
Moshe Stareshefsky		Present	√		√		
Jonathan D. Pittinsky		Present		√	√		
Sheila Graham-Woodson	Alt # 1	Present			√		
Yolanda Soto	Alt # 2	---					
Juan C. Lozano-Rosas	Alt # 3	---					
Vacant	Alt # 4	---					
Deiby Martinez	Vice Chairman	Present			√		
Menachem Bazian	Chairman	Present			√		

2. ACTION: Motion to approve Resolution for 76 Henry Street application

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
Yaacov Brisman		Present					
Harold T. Hess		Absent					
David M. Blumenthal		Present					
Moshe Stareshefsky		Present					
Jonathan D. Pittinsky		Present			√		
Sheila Graham-Woodson	Alt # 1	Present		√	√		
Yolanda Soto	Alt # 2	---					
Juan C. Lozano-Rosas	Alt # 3	---					
Vacant	Alt # 4	---					
Deiby Martinez	Vice Chairman	Present	√		√		
Menachem Bazian	Chairman	Present			√		

3. ACTION: Motion to close public portion of 488 Paulison Avenue hearing

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
Yaacov Brisman		Present	√		√		
Harold T. Hess		Absent					
David M. Blumenthal		Present			√		
Moshe Stareshefsky		Present			√		
Jonathan D. Pittinsky		Present			√		
Sheila Graham-Woodson	Alt # 1	Present			√		
Yolanda Soto	Alt # 2	---					
Juan C. Lozano-Rosas	Alt # 3	---					
Vacant	Alt # 4	---					
Deiby Martinez	Vice Chairman	Present		√	√		
Menachem Bazian	Chairman	Present			√		

4. ACTION: Motion to approve application of 488 Paulison Avenue w/conditions

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
Yaacov Brisman		Present			√		
Harold T. Hess		Absent					
David M. Blumenthal		Present			√		
Moshe Stareshefsky		Present		√	√		
Jonathan D. Pittinsky		Present			√		
Sheila Graham-Woodson	Alt # 1	Present			√		
Yolanda Soto	Alt # 2	---					
Juan C. Lozano-Rosas	Alt # 3	---					
Vacant	Alt # 4	---					
Deiby Martinez	Vice Chairman	Present	√		√		
Menachem Bazian	Chairman	Present			√		

5. ACTION: Motion to adjourn Meeting.

COMMISSIONER		PRESENT/ ABSENT	1 ST	2 ND	APPROVE	DENY	ABSTAIN
Yaacov Brisman		Present			√		
Harold T. Hess		Absent					
David M. Blumenthal		Present	√		√		
Moshe Stareshefsky		Present		√	√		
Jonathan D. Pittinsky		Present			√		
Sheila Graham-Woodson	Alt # 1	Present			√		
Yolanda Soto	Alt # 2	---					
Juan C. Lozano-Rosas	Alt # 3	---					
Vacant	Alt # 4	---					
Deiby Martinez	Vice Chairman	Present			√		
Menachem Bazian	Chairman	Present			√		