

Appendix B

Maps and List of Properties in Proposed Overlay Zone

Ordinances

Appendix B: Proposed Overlay Zoning Sites

Block	Lot	Owner	Zoning	Acres	Density	Units	Aff. Units
3	1	Sidwood LLC % UE 25	AH-1	2.5	24	60.00	12.00
107	51	Kabaria, Praful & Ashok	Brook Avenue STOD	0.833	16	13.33	2.67
107	52	RFA Investors LLC	Brook Avenue STOD	0.444	16	7.10	1.42
107	53	Hess, Robert	Brook Avenue STOD	0.742	16	11.87	2.37
107	54	Hess, Robert	Brook Avenue STOD	0.758	16	12.13	2.43
107	55	Dolce Realty LLC	Brook Avenue STOD	1.85	16	29.60	5.92
87	2	Uiraj Realty, LLC	West Passaic STOD	1.07	18	19.26	3.85
87	3	230 West Passaic LLC	West Passaic STOD	0.93	18	16.74	3.35
87	4	230 West Passaic LLC	West Passaic STOD	0.95	18	17.10	3.42
						187.13	37.43



West Passaic
Overlay District

Proposed Land Use Plan, Maywood NJ
Block 87, Lots 2, 3 & 4
Source: Nearmap October 1, 2025





Brook Avenue
Overlay District



Proposed Land Use Plan, Maywood NJ
Block 107, Lots 51, 51, 53, 54 & 55
Source: Nearmap October 1, 2025

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AH-1 Overlay

Proposed Land Use Plan, Maywood NJ
Block 3, Lot 1

Source: Nearmap October 1, 2025

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