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AGENDA REGULAR MEETING THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: THURSDAY, DECEMBER 16, 2021
TIME: 7:30 P.M.,
PLACE: City Hall, Council Chambers
Third Floor

1. Ramady Realty, LLC
166 Gould Avenue (Block 6704, Lot 2)
Application to add 19 units to its existing building previously approved for 34 units with ground floor storage. The ground floor area will be used for parking and the proposed 19 units. The variances being sought are for: 1) use (D-2) variance relief for expansion of an existing non-conforming use; b) use (D-5) relief for density where 50 dwelling units per acre is the minimum permitted in the R-3 Low-Rise Apartments District (prorated to 37 dwelling units for the lot area of the site 0.8 acres) and 53 units are proposed in total; c) use (D-4) variance relief for floor area ratio where 1.4 is required and 2.43 is proposed (existing condition); f) bulk variance relief where side setback (one) minimum is 15 feet and 1.58 feet is proposed; g) bulk variance relief where side setback (both) minimum is 30 feet and 5.62 feet is proposed (existing condition); h) bulk variance relief where lot coverage maximum is 20% and 79% is proposed (existing condition); i) bulk variance relief where 12,900 square feet is required for open space and 0 square feet is proposed; and j) bulk variance relief where 94 parking spaces are required and 75 are proposed. (Use ("D" variances), Bulk, Site Plan) I-2 Zone – Heavy Industrial Zone
2. Millenial Luxury Apartments, LLC
18-20, 22-36, 38, & 40 North 2nd Street (Block 207, Lots 5, 6, 7, & 8)
Application to subdivide a 30,000 square foot lot into three (3) 10,000 square foot lots and construct 3 four-story, 30 unit apartments buildings. Each building will contain a 30 unit multi-family building with 24 one-bedroom units and 6 studio units. The applicant is providing 21 parking spaces per building. Off-site parking is also provided.
(Minor Subdivision, Use ("D" Variances), Bulk, Site Plan) 1st Ward RA-2 Residential District
3. Adoption of minutes.
4. Adoption of resolutions.

Maps and documents in support of the above applications are available for public inspection in the office of the Division of Planning and Zoning, 125 Ellison Street, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

GERALD THAXTON, CHAIRMAN
MARGARITA VEGA, SECRETARY