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AGENDA
SPECIAL MEETING
ZONING BOARD OF ADJUSTMENT

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: THURSDAY, MARCH 31, 2022
TIME: 7:30 P.M. & 8:00 P.M.
PLACE: WEBINAR SESSION – Virtual Meeting

NOTICE PURSUANT TO THE OPEN PUBLIC MEETINGS ACT, ADDRESSING EFFECT OF CORONAVIRUS MEASURES ON THE NEXT PUBLIC MEETING

CONSISTENT WITH THE CORONAVIRUS-RELATED RESTRICTIONS OF EXECUTIVE ORDER NO. 107, GIVEN ON SATURDAY, MARCH 21, 2020 BY GOVERNOR PHILIP D. MURPHY, THE BOARD OF ADJUSTMENT OF THE CITY OF PATERSON WILL NOT CONDUCT IN-PERSON PARTICIPATION OF THE PUBLIC AT ALL FUTURE MEETINGS UNTIL FURTHER NOTICE. HOWEVER, PUBLIC PARTICIPATION WILL BE AVAILABLE “BY MEANS OF COMMUNICATION EQUIPMENT” PURSUANT TO N.J.S.A. 10:4-8, COMMENCING ON WEDNESDAY, APRIL 23, 2020, AT 7:30 P.M.

THOUGH THERE MAY POTENTIALLY BE A PRACTICAL NEED FOR A LIMITED NUMBER OF ADMINISTRATIVE, TECHNICAL, OR OTHER CITY PERSONNEL TO BE PRESENT IN OR NEAR THE COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL, 155 MARKET STREET, PATERSON, NEW JERSEY, IN-PERSON PARTICIPATION OF THE PUBLIC IS PROHIBITED. NEVERTHELESS FOR REASONS OF COMPLIANCE WITH THE SAID EXECUTIVE ORDER NO. 107, **PUBLIC PARTICIPATION WILL BE AVAILABLE BY CALLING 1-973-321-1579, MEETING ID #711-680-001 (BOARD OF ADJUSTMENT REGULAR MEETING OF THURSDAY, MARCH 31, 2022, AT 7:30 P.M. AND 8PM RESPECTIVELY)** ON THE DATE AND TIME THAT THE MEETING IS SCHEDULED TO COMMENCE. THE PUBLIC MAY ALSO PARTICIPATE IN THE MEETING BY ACCESSING THE WEBSITE OF THE CITY OF PATERSON: WWW.PATERSONNJ.GOV

THE FOLLOWING MATTER WILL BE HEARD:

- 1. El Tahan, LLC - 137-143 East Railway Avenue** **7:30P.M.**
Block # 7201 Lot #6

The applicant proposes to build a two-story addition on top of the existing warehouse. The existing first floor will remain an existing wholesale distribution of food and gift products. The proposed second and third floor will be utilized as the same use and will be 12,049 square feet per floor. The applicant will be adding a total of 24,098 square feet of warehouse use. The applicant is providing zero (0) spaces of the seven (7) spaces required.

Requires Site Plan Approval, D Variance and Bulk Variances. (I-2 Heavy Industrial District)

- 2. Dey Properties, LLC - 9-13 Dey Street, 382-386 Dakota Street 388-392 Dakota Street; Block# 6913 Lots # 4, 5 & 6** **8:00P.M.**
ADJOURNED FROM REGULAR MEETING OF MARCH 10TH, 2022

Application to demolish an existing one-story commercial building and then construct a new four-story thirty (30) unit apartment building on a 15,387 square foot lot. The minimum lot size for a one and two-family dwelling is 50' x 100' in an R-2 Zone. The applicant proposes 40 parking spaces and an apartment vestibule on the first floor. There will be 30 one-bedroom apartments per floor. There will be twenty-four (24) one-bedroom and six (6) two-bedroom apartments for a total of thirty-six (36) apartments in the proposed building. The applicant will provide 40 parking spaces of the 55 parking spaces that are required.

(Use, Bulk, "D" Variances, and Site Plan) R-2 Zone

- 3. Adoption of minutes.**
- 4. Adoption of resolutions.**

Maps and documents in support of the above applications are available for public inspection by appointment only in the office of the Division of Planning and Zoning, 125 Ellison Street, 4th Floor, Paterson, New Jersey, 9:00 a.m. to 2:00 p.m., Monday and Wednesday. Please contact Miriam R. Perez, Board Secretary, at 973-321-1343 or via e-mail at mperez@patersonnj.gov for an appointment.

GERALD THAXTON, CHAIRMAN
MIRIAM R. PEREZ, BOARD SECRETARY