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Mayor

City of Paterson
Zoning Board of
Adjustment

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Margarita Vega
Board Secretary

AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: THURSDAY, MAY 26, 2022
TIME: 7:30 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

1. Baraka Halal Grocery
72-74 Gould Avenue, 76 Gould Avenue, 402-404 Pacific Street, 404-406 Pacific
Street, and 416 Pacific Street (Block 6902, Lots 1, 3, 25, 26, & 31)
RECONSIDERATION OF 1/13/22 DENIAL

2. Dey Properties, LLC - 9-13 Dey Street,
382-386 Dakota Street 388-392 Dakota Street;
Block# 6913 Lots # 4, 5 & 6

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
ADJOURNED FROM SPECIAL MEETING OF MARCH 31ST, 2022

3. American First Choice Transportation LLC
249-255 Vreeland Avenue & 511-515 East 38th Street
Block# 7903 & Lot (s) # 10 & 11

The applicant proposes to expand an existing Auto mechanic repair shop, used car sales and parking for twenty-three (23) buses. The proposed plan is to add a second level to the existing commercial building for storage and a rear two-story addition for bus repair.

Requires Site Plan Approval, Use Variance and Bulk Variances.
FIRST APPEARANCE.

4. Adoption of minutes.
5. 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.

JOYED ROHIM, ACTING CHAIRMAN
MIRIAM R. PEREZ, BOARD SECRETARY