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Mayor

City of Paterson
Zoning Board of
Adjustment

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Board Secretary

AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT
THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: THURSDAY, JUNE 23, 2022
TIME: 7:30 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

1. 29-36 Canal Street, LLC - 29-36 Canal Street (Block 5509, Lot 9)

Application to demolish an existing two-story building and then construct a three-story (5) five-unit building on a 5,441.77 square foot lot. The minimum lot size in an I-1 Zone is 10,000 square feet. The first floor will contain eight covered parking spaces, one apartment, and a two-car garage. The second through third floors will consist of two (2) one-bedroom apartments per floor and a community room for a total of five (5) one-bedroom apartments in the proposed building. The applicant is providing ten (10) of the nine (9) parking spaces required. (Use, Bulk, Site Plan) I-1 Zone
The revised plans reflect a reduction from five (5) residential units to four (4) units and eliminates the parking variances. ADJOURNED FROM APRIL 14TH, 2022 MEETING.

2. Greenfield Meat Farm Inc.
185-195 Warren Street
Block# 2804 & Lot (s) # 8

The applicant proposes to demolish an existing industrial building to construct a new (2) two-story structure to accommodate a slaughterhouse meat processing facility with parking.
Requires Site Plan Approval, Use Variance and Bulk Variances.
FIRST APPEARANCE.

3. Mercado Properties LLC
322-326 West Broadway
Block# 703 & Lot (s) # 19

The applicant proposes to construct a (5) five-story building to accommodate eighteen (18) residential units with ground level parking. The plan consists of two (6) studio apartments, six (6) 1-bdr. Apartment, three (3) 2-bdr. Apartments and three (3) 3-bdr. Apartment per floor. The applicant is providing twelve (12) of the thirty-four (34) parking spaces required.
Requires Site Plan Approval, "D" Variance, Use Variance, Bulk Variances and Passaic County Planning Board Review.
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