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City of Paterson
Zoning Board of
Adjustment

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505
Tel (973) 321-1343
Fax (973) 321-1345

Gary Paparozzi
Board Planner

Marco A. Laracca, Esq.
Counsel to the Board

Margarita Vega
Board Secretary

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

DATE: THURSDAY, JUNE 30, 2022
TIME: 7:30 P.M. & 8:00 P.M.
PLACE: MAYOR'S CONFERENCE ROOM
4TH FLOOR CITY HALL

THE FOLLOWING MATTER WILL BE HEARD:

- 1. JCM Investors 1012, LLC - 7:30P.M.**
175-177 Pearl Street (Block 4208, Lot 39)

Applicant is seeking to construct a three-story, nine (9) unit residential apartment building with eight (8) one-bedrooms and one (1) studio apartment with a rooftop terrace as an amenity. The existing multi-family building will be demolished. The applicant provides full security. There is no parking 3' feet from property line and 1' is proposed. Sixteen (16) parking spaces are required and six (6) spaces are proposed. **(Use, "D" Variances, Bulk, Site Plan) 5th Ward Redevelopment RA-1 (1 & 2 Family Dwellings. ADJOURNED FROM APRIL 14TH, 2022**

- 2. Pfister Roofing Company - 8:00P.M.**
80 5th Street
Block# 1907 & Lot (s) # 2

The applicant proposes to install a new 16ft. high freestanding illuminated sign whereas billboards are prohibited in all zones. **(Site Plan Approval, Use Variance, and Bulk Variances) FIRST APPEARANCE.**

- 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, 8:30 a.m. to 4:00 p.m., Monday-Friday. 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