

**COMMISSIONERS**

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**Alternates:**  
Mayra Torres-Arenas  
Oscar Vega



**Andre Sayegh**  
**Mayor**

**City of Paterson**  
**Zoning Board of**  
**Adjustment**

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Board Planner

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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, JULY 14, 2022**  
**TIME: 7:30 P.M.**  
**PLACE: COUNCIL CHAMBERS**  
**THIRD FLOOR OF CITY HALL**  
**155 MARKET STREET**

THE FOLLOWING MATTER WILL BE HEARD:

***A. Re-Organization Meeting of the Paterson Zoning Board Adjustment for 2022-2023***

1. Oath of Office & Swearing-in of New Commissioner Robert. W. Parchment
2. Oath of Office & Swearing-in of Alternate I, Commissioner Mayra Torres-Arenas
3. Selection & Appointment of Chairperson
4. Selection & Appointment of Vice-Chairperson
5. Selection & Appointment of Recording Board Secretary
6. Appointment of Board Attorney – Marco Laracca, Esq.
7. Appointment of Board Court Reporter – Burke Court Reporting
8. Appointment of Board Engineer – Grant Engineering & Construction Group LLC.
9. Appointment of Board Planner – Heyer, Gruel & Associates
10. Official Newspaper

***B. Adoption of the Paterson Zoning Board Adjustment Meeting Schedule for 2022-2023***

***C. Regular Meeting***

***1. MAFHH, LLC – 182-198 Putnam Street***  
***Block#2804 Lot#2***

The applicant is seeking to construct a new four 4-story multi-family residential structure to accommodate forty-four (44) apartments (floors 2 to 4 will include Thirty-seven (37) 1-bedroom units; Six (6) 2-bedroom units; One (1) 3-bedroom) with ground parking. The applicant proposes 53 on-site parking spaces of the 81 required spaces. ***Requires Site Plan, Use Variance, Bulk Variances (I-1 Zone) – WITHDRAWN WITHOUT PREJUDICE.***

***2. Masri Holdings LLC***  
***356 Getty Avenue***  
***B# 6705 & Lot (s) # 1***

The applicant is proposing to construct a (5) five-story multi-dwelling unit on an existing vacant parcel. The proposed plan consists of twenty-four (24)

residential units with ground floor parking. The applicant proposes sixteen (16) one-bedroom and eight (8) two-bedroom apartments on the 2<sup>nd</sup>, 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> floors with a lobby area on the 1<sup>st</sup> floor. The applicant is providing fourteen (14) of the forty-five (45) required parking spaces. ***Requires Site Plan Approval, Use Variance and Bulk Variances. ADJOURNED FROM MAY 19<sup>TH</sup>, 2022***

**3. 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 five-story thirty-six (36) 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. There will be twenty-seven (27) one-bedroom and six (6) two-bedroom apartments and three (3) studio apartments for a total of thirty-six (36) apartments in the proposed building. The applicant will provide 52 parking spaces, six (6) of the spaces for electronic vehicles, of the 60 parking spaces that are required. ***(Use, Bulk, "D" Variances, and Site Plan) R-2 Zone. ADJOURNED FROM SPECIAL MEETING OF MAY 26, 2022***

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, 4<sup>th</sup> 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](mailto:mperez@patersonnj.gov) for an appointment.

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