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City of Paterson
Zoning Board of
Adjustment

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Board Planner

Penni Forestieri
Recording Board Secretary

AGENDA
SPECIAL MEETING
ZONING BOARD OF ADJUSTMENT

DATE: THURSDAY, AUGUST 4TH, 2022
TIME: 7:30 P.M. & 8:00 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL

THE FOLLOWING MATTER WILL BE HEARD:

- 1. Project #A2019-0008 - 7:30P.M.**
Taylor Five Apartments, LLC - 385-391 Totowa Avenue
Block#919 Lot#17-
The applicant is seeking to convert the vacant school into a 61-unit apartment building. The plan includes a three (3)-story addition, which will accommodate one (1) two-bedroom apartment for the superintendent on the basement level, large community room, gym facilities, substantial space for all tenants and laundry facilities. The applicant is providing 40 parking spaces of the 110 required spaces. There will be 25 on-site parking spaces and 15 parking spaces to be located at 404-406 Totowa Avenue.
Requires Site Plan, Use, Bulk, "D" Variances, Passaic County Planning Board Review (R-3 & B-1 Zone) APPLICATION DISMISSED W/O PREJUDICE ON 9/9/21
- 2. Project #A2020-0112 - 8:00P.M.**
Paragon Asset Management LLC - 266-278; 270-272 East 16th Street
Block# 2805 & Lot (s)# 7 & 8
The applicant proposes to demolish an existing two-story building with an attached parking lot to construct a four-story multiple dwelling building consisting of thirty (30) residential units with covered ground floor parking with twenty-four (24) spaces. The 2nd, 3rd and 4th floors will consist of six (6) studio apartments and twenty-four (24) one-bedroom units with the lobby and parking on the 1st floor. The applicant is providing twenty-four (24) parking spaces of the 54 parking spaces needed.
Requires Site Plan Approval, Density 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, 9:00 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, CHAIRMAN
MIRIAM R. PEREZ, BOARD SECRETARY