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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

Marco A. Laracca, Esq.
Counsel to the Board

Gary Paparozzi
Board Planner

Penni Forestieri
Recording Board Secretary

AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: THURSDAY, AUGUST 11, 2022
TIME: 7:30 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

- 1. Project #2020-0075**
PB Property Holdings LLC
153-155 North 7th Street
B# 405 & Lot (s) # 2

The applicant is seeking Site Plan Approval, Minor Sub-Division and Bulk Variances to sub-divide Block 405 Lot 2.1 into two lots, a 2,500 square foot lot (Block 2 Lot 2.01) and a 2,500 square foot lot (Block 405 Lot 2.02). The applicant proposes to leave the existing two family dwelling on lot 2.01 and then build a three story two-family dwelling on lot 2.02. The minimum lot size in an R-2 zone is 5,000 square feet. The applicant proposes a three story two family dwelling, on lot 4.02, with a two-car garage on the first floor with a ½ bathroom and storage room behind the garage. The second and third floor apartments each will contain a living room, dining room, kitchen, two bathrooms and three bedrooms. The applicant is providing four (4) spaces of the eight (8) spaces required.

Requires Site Plan Approval, Minor Sub-Division Use Variance and Bulk Variances.
FIRST APPEARANCE

- 2. Project #2020-0115**
Bascom Corp
104-110 Grand Street
B# 4808 & Lot (s) # 1 & 2

The applicant is seeking to demolish an existing one-story building and with a vacant lot, then build a three story 12 unit apartment building on an 8,548 square foot lot. The proposed building will consist of nine (9) ground floor covered parking space, the apartment vestibule, two (2) studio apartments and two (2) one-bedroom apartments. The second and third floor will each consist of four (4) two-bedroom apartments per floor. The proposed building will consist of two (2) studio apartments, two (2) one-bedroom apartments and eight (8) one-bedroom apartments for a total of twelve (12) apartments. The applicant is providing 1,569 square feet of open space/amenities of

the 2,700 square feet required. There will be a 739 square foot community room/gym in the basement. The applicant is providing 13 parking spaces of the 23 parking spaces needed.

Requires Site Plan Approval, D-Variance, 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, 9:00 a.m. to 4:00 p.m., Monday thru 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