

COMMISSIONERS

Joyed Rohim, Chairman
Yunior Fermin, Vice Chairman
Hector E. Baralt
Trenace Barbee-Watkins
Karina Minauro
Robert W. Parchment
Charlene White

Alternates:

Mayra Torres-Arenas
Osvaldo Vega



Andre Sayegh
Mayor

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, SEPTEMBER 8, 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 #A2020-0112

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.

ADJOURNED FROM AUGUST 4TH, 2022

2. Project# A2020-0081

Talas Properties, LLC - 61-69 Illinois Avenue
B#7212 L#21 & 22

The applicant is seeking to demolish an existing warehouse with a parking lot to build a (5) story mixed use building with two (2) stories of commercial space and forty-eight (48) apartments on the third through fifth floors. The applicant proposes to have forty-eight (48) parking spaces a 3,500 square foot warehouse and a lobby for the apartment building on the first floor. The second floor will consist of a 14,620 square foot warehouse space. The third through fifth floors will each contain (7) one bedroom apartments and (9) two-bedroom apartments. The applicant proposes (21) one-bedroom apartments and (27) two-bedroom apartments in the building for a total of forty-eight (48) apartments. The applicant is providing 48 spaces of the 96 spaces required.

Requires Site Plan Approval, Use Variance, D Variances and Bulk variances

FIRST APPEARANCE

3. Project# A2021-0031

***Forman Ali Property Management 98-102 Sherwood Avenue & 106-110
Sherwood
Avenue (Block 1303, Lots 22 & 23)***

Application to combine two existing buildings with a pathway, demolish a portion of the building for parking, convert one building into a café and storage. The applicant proposes to demolish a portion of the building on Block 1303; Lot 23 for two parking spaces and then renovated the building to be a café and storage. The applicant proposes to build a 375 square foot storage shed for refuse and recycling. The applicant is proposing to connect the building and install an interior doorway and hallway to connect the buildings. The applicant is providing 13 parking spaces of the 29 parking spaces that are required.

(Use, Bulk, Site Plan) R-2 Zone (Low-Medium Density Residential District)

ADJOURNED FROM MARCH 24TH, 2022 MEETING.

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