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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, OCTOBER 20, 2022
TIME: 7:30 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

- 1. *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. ADJOURNED FROM JULY 14TH, 2022.***

- 2. *HNR Realty LLC***
256-260 Wabash Avenue
Block 7104, Lot 6 & 7)

Applicant is seeking to construct a five-story thirty-two (32) unit apartment building on a 10,624 sq. ft. lot. The applicant proposes twenty-three (23) covered parking spaces and the apartment vestibule on the first floor. The second through fifth floors will consist of two (2) one-bedroom and six (6) two-bedroom apartments per floor. There will be a total of eight (8) one-bedroom and twenty-four (24) two-bedroom apartments. The plan includes 246 sq. ft. of amenity space on the second through fifth floors. The applicant is providing twenty-three (23) of the sixty-three (63) parking spaces required. ***(Site Plan, "D" Variance, Use Variance, Bulk Variances) Mixed Use District (M-U). ADJOURNED FROM JULY 28TH, 2022***

- 3. *Adoption of Minutes***

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