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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: MONDAY, OCTOBER 24TH, 2022
TIME: 7:30 P.M. & 8:30 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL

THE FOLLOWING MATTER WILL BE HEARD:

- 1. Jose Cordova - 7:30P.M.**
999 East 26th Street
Block 8911 Lot 21

The applicant is seeking Bulk Variances and Site Plan approval to build a new (3) three-story, (2) two-family dwelling on a 2,500 square foot lot. The applicant proposes the first floor will consist of a one (1) car, two (2) car deep tandem garage and storage area. The second floor apartment will consist of a three (3)-bedroom apartment, two (2) full bathrooms, living room, dining room and kitchen. The third floor apartment will consist of a three (3)-bedroom apartment, two (2) full bathrooms, living room, dining room and kitchen. There will be a total of two (2) apartments. The applicant will provide two (2) parking spaces of the four (4) parking spaces that are required. This proposal is within the R-2 Low-Medium Density Residential Zone.

Site Plan Approval and Bulk Variances
FIRST APPEARANCE

- 2. JCM Investors 1012 LLC - 8:30P.M.**
600 River Street
B#2009 L(s)# 4 & 5

The applicant proposes to redevelop the property with a new three-story, ten (10) unit, multi-family building with the ground floor being surface parking (covered and non-covered) with front entry foyer and the 2nd and 3rd floor each having five (5) units per floor. The applicant is providing sixteen (16) parking spaces of which nineteen (19) parking spaces are required. This proposal is within the 4th Ward, I-1 Light Industrial Zone.

Requires Site Plan Approval, Use Variance and Bulk Variances
FIRST APPEARANCE

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