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Zoning Board of
Adjustment

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AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT
THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: THURSDAY, DECEMBER 15, 2022
TIME: 7:30 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

- 1. *Shahidul Khan***
238 17th Ave
B# 8618 Lot 2

Request for Reconsideration of July 23, 2020 Denial.

- 2. *JEH Property Management Inc.***
216 Jefferson Street;
B#510, L(S) #20

The applicant is proposing to build a new three (3) story, two (2) family dwelling on a 2,500 square foot lot. The minimum lot size in a R2 zone is 50 x 100. The applicant proposes the first floor will consist of a one car, two car deep tandem garage and storage area. The second floor apartment will consist of a three (3)-bedroom apartment, two full bathrooms, living room, dining room and kitchen. The third floor apartment will consist of a three (3)-bedroom apartment, two 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. The property in question is located in the R-2 Low Medium Density Residential District.

Requires Site Plan Approval and Bulk Variances

FIRST APPEARANCE

- 3. *Mar Pacific St LLC***
271-277 Pacific Street;
B#5409, L(S) # 20 & 21

The applicant proposes to demolish two (2) separate existing two (2) family dwellings located on Block 5405 Lot 20 & 21. The applicant proposes a new multiple dwelling building with ground floor parking. The plan is consistent of a four (4)-story building to accommodate twenty-four (24) residential units. The applicant proposes four (4) one-bedroom and four (4) two-bedroom apartments on the 2nd, 3rd, and 4th floors. The

applicant is providing twenty-five (25) parking spaces. This property is located in the Area 11 Redevelopment Zone, R-3 High Medium Density Residential District.

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 2:00 p.m., Monday and Wednesday. Please contact Miriam R. Perez, Board Secretary, at 973-321-1343 or via e-mail at mperez@patersonnj.gov for an appointment.

JOYED ROHIM, ACTING CHAIRMAN
MIRIAM R. PEREZ, BOARD SECRETARY