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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**

CANCELED

ITEMS TO BE CARRIED TO THE RESPECTIVE DATES LISTED BELOW

DATE: THURSDAY, DECEMBER 22, 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. Paragon NJ Properties LLC - 7:30P.M.**
124-128 Putnam Avenue
Block# 2920 & Lot (s) # 14

The applicant proposes to demolish an existing six (6)-family dwelling, which is in need of rehabilitation to construct a new eighteen (18)-unit multi-family four (4)-story building. The proposed building will contain fifteen (15) one-bedroom units and three (3) two-bedroom apartments. The applicant is providing eighteen (18) parking spaces on-site and ten (10) off-site at 156-158 Warren Street, whereas twenty (20) parking spaces are required. The property is located in the R-2 Residential District. The site is located on a County Road.

(Requires Site Plan Approval, Density Variance, Use Variance and Bulk Variances)

FIRST APPEARANCE. *CARRIED TO FEBRUARY 2ND, 2023.*

- 2. Mohammed Rahman - 8:30 p.m.**
52-54 Maitland Ave
B# 1502 Lot# 24.02

The applicant is proposing to demolish an existing accessory structure. The applicant proposes a new three (3)-story duplex structure to accommodate two (2)-family dwellings with ground parking. The application is consistent of three (3)-bedroom for each unit to be located on the 3rd floor. The applicant is providing four (4) parking spaces of the four (4) parking spaces required. The property is located in the R-1 Low Medium Density Residential District.

Requires Site Plan Approval, Use Variance and Bulk Variances.

FIRST APPEARANCE. *CARRIED TO FEBRUARY 16th, 2023.*

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, 8:30 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