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**Mayor**

**City of Paterson**  
**Zoning Board of**  
**Adjustment**

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Counsel to the Board

Gary Paparozzi  
Board Planner

Penni Forestieri  
Recording Board Secretary

**AGENDA**  
**SPECIAL MEETING**  
**ZONING BOARD OF ADJUSTMENT**

**DATE: THURSDAY, FEBRUARY 2, 2023**  
**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 FROM DECEMBER 22<sup>ND</sup>, 2022 CANCELED MEETING***

- 2. Project #A2021-0093 - 8:30P.M.**  
**245 Franklin Holdings LLC**  
**241-249 Franklin Street**  
**B# 2817 & Lot (s) # 19**

The applicant proposes to convert an existing (3) three-story structure into a multiple dwelling building. The plan proposes a 4<sup>th</sup> floor addition to accommodate twenty-six (26) one-bedroom apartments with parking. The applicant is providing twenty (20) of the fifty-two (52) required parking spaces. ***Requires Site Plan Approval, Use Variance and Bulk Variances.***

***ADJOURNED FROM OCTOBER 27<sup>TH</sup>, 2022.***

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, 4<sup>th</sup> 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](mailto:mperez@patersonnj.gov) for an appointment.

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