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Alternates:

Mayra Torres-Arenas

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

DATE: THURSDAY, FEBRUARY 9, 2023
TIME: 7:30 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

1. ***Urban Management Inc.***
751-753 East 27th Street;
B#3911, L(S) #15

The applicant proposes to construct a three (3)-story five (5)-unit apartment building. The applicant proposes two (2) one-bedroom apartment on the first floor and second floor and one (1) three-bedroom apartment on the third floor. The applicant is providing five (5) parking spaces of the nine (9) spaces required. This property is located in the M-U Mixed Use District.

Requires Site Plan Approval, Use Variance and Bulk Variances

ADJOURNED FROM DECEMBER 1ST, 2022

2. ***29-36 Canal Street, LLC***
29-36 Canal Street;
B#5509, L#9A

Application to demolish an existing two-story building and then construct a three-story (5) five-unit building on a 5,441.77 square foot lot. The minimum lot size in an I-1 Zone is 10,000 square feet. The first floor will contain eight covered parking spaces, one apartment, and a two-car garage. The second through third floors will consist of two (2) one-bedroom apartments per floor and a community room for a total of five (5) one-bedroom apartments in the proposed building. The applicant is providing ten (10) of the nine (9) parking spaces required.

Requires Site Plan Approval, Use Variance and Bulk Variances

The revised plans reflect a reduction from five (5) residential units to four (4) units and eliminates the parking variances.

RECONSIDERATION - ADJOURNED FROM JUNE 23RD, 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, 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