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**Mayor**

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

125 Ellison Street, 4<sup>th</sup> Floor  
Paterson, New Jersey 07505  
Tel (973) 321-1343  
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Marco A. Laracca, Esq.  
Counsel to the Board

Gary Paparozzi  
Board Planner

Penni Forestieri  
Recording Board Secretary

**Alternates:**

Mayra Torres-Arenas  
Osvaldo Vega

**AGENDA**  
**REGULAR MEETING**  
**ZONING BOARD OF ADJUSTMENT**

**CANCELED**

**ITEMS TO BE CARRIED TO THE RESPECTIVE DATES LISTED BELOW**

**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 27<sup>th</sup> 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***

***CARRIED TO APRIL 20<sup>TH</sup>, 2023***

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

The applicant is seeking site plan and variance approvals required to construct a new four (4) unit – three (3) story multi family dwelling in the I-1 industrial zone. The lot is an isolated location and irregularly shaped making industrial use unlikely. The existing older two (2) story residential structure will be demolished. The mix of two bedroom and one bedroom apartments meet a particular demographic need and creates intense parking need the site plan provides eight (8) spaces on site. The setback variances create no negative impact in this unique area and the floor area ratio and lot coverage variances are minimal

***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 23<sup>RD</sup>, 2022***

***CARRIED TO APRIL 13<sup>TH</sup>, 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, 4<sup>th</sup> 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](mailto:mperez@patersonnj.gov) for an appointment.

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