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City of Paterson
Zoning Board of
Adjustment

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505
Tel (973) 321-1343
Fax (973) 321-1345

Marco A. Laracca, Esq.
Counsel to the Board

Gary Paparozzi
Board Planner

Penni Forestieri
Recording Board Secretary

AGENDA
SPECIAL MEETING
ZONING BOARD OF ADJUSTMENT

DATE: THURSDAY, MARCH 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. J&A 5th Ave LLC** **7:30p.m.**
469-471 McBride Avenue
B#5011 L#3.01

The applicant proposes a new (3) three-story structure to accommodate two (2) family dwelling units with parking. The applicant is providing four (4) parking spaces of the four (4) spaces that are required. The applicant will require variances for front yard, rear yard, side yard setbacks, and variances for building height. This property is located in the B-1 Neighborhood Business District.

Requires Site Plan Approval, Bulk Variances and Use Variance
FIRST APPEARANCE

- 2. Brothers Produce LLC** **8:30p.m.**
18-24 Lake Avenue
B#7111 L#5,6,7,8 & 9

The applicant proposes a new multiple dwelling low rise building with a warehouse. The applicant proposes a (4) four-story building to accommodate eighty-one (81) residential units with ground floor parking. The building will consist of eleven (11) one-bedroom and sixteen (16) two-bedroom apartments on the 2nd, 3rd and 4th floors. The applicant is providing ninety-seven (97) parking spaces whereas one hundred fifty-nine (159) spaces are required. The applicant will require variances for front yard, side yard setbacks, and variances for building coverage. This property is located in the R-2 Low Medium Density Residential District.

Requires Site Plan Approval, Bulk Variances and Use Variance
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, 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