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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

DATE: THURSDAY, MARCH 16, 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. 27-29 Robert , LLC. - 7:30P.M.**
27-29 Robert Street
B#6710 L(s)#11

The applicant is proposes demolition of 1 ½ story frame dwelling to build a new multiple dwelling unit with ground floor parking. The applicant proposes a new (4) four-story structure to accommodate twelve (12) residential units. The structure will consist of two (2) one-bedroom units and two (2) two-bedroom units on the 2nd, 3rd and 4th floors. The applicant will require variances for front yard, rear yard, side yard setbacks, and variances for dwelling units per acre, floor area ratio, lot coverage and parking stall size. The applicant is providing eight (8) parking spaces whereas seventeen (17) spaces are required.

This property is located in the R-3 High Medium Density Residential District.

Requires Site Plan Approval, Bulk Variances and Use Variance

FIRST APPEARANCE

- 2. Baraka Halal Grocery - 8:30P.M.**
72-74 Gould Avenue, 76 Gould Avenue, 402-404 Pacific Street, 404-406 Pacific Street,
and 416 Pacific Street (Block 6902, Lots 1, 3, 25, 26, & 31)

Application to expand existing grocery store and proposed parking on the adjoining lots. The applicant is providing thirty (30) parking spaces of the fourty-six (46) parking spaces that are required. This property is located in the B-2 Community Business District and R-2 Zone (Low-Medium Density Residential District).

Requires Site Plan Approval, Bulk Variances and Use Variance.

RECONSIDERATION APPROVED 5/26/22 FROM 1/13/22 DENIAL & CARRIED FROM JANUARY 19TH CANCELED MEETING

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