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Zoning Board of
Adjustment

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

DATE: THURSDAY, APRIL 20, 2023
TIME: 7:30 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

1. *Masri Holdings, LLC*

356 Getty Avenue

B #6705 L(s) #1 - RECONSIDERATION OF 09/29/22 DENIAL

2. *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

CARRIED FROM CANCELED MEETING OF FEBRUARY 9, 2023

3. *Wayne Ave Realty, LLC*

117-119 Wayne Avenue

B #923 L(s) #23

The applicant proposes vacating ground floor parking from an existing residential building. The applicant proposes renovations to install a new retail commercial space on the ground floor with four (4) residential units to remain on the upper floors. The applicant is providing zero (0) parking spaces of the eighteen (18) spaces are required. The applicant will require variances for front yard, rear yard, side yard setbacks, and variances for building height, floor area ratio, size of signage and parking. This property is located in the R-3 High Medium Density Residential District.

Requires Site Plan Approval, Bulk Variances and Use Variance. FIRST APPEARANCE APPLICATION WITHDRAWN BY THE APPLICANT

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 Mayra Torres-Arenas, Board Secretary, at 973-321-1343 or via e-mail at mtorres@patersonnj.gov for an appointment.

JOYED ROHIM, CHAIRMAN
MAYRA TORES-ARENAS, BOARD SECRETARY