

COMMISSIONERS

Joyed Rohim, Chairman
Yunior Fermin, Vice Chairman
Hector E. Baralt
Trenace Barbee-Watkins
Karina Minauro
Robert W. Parchment
Charlene White

Alternates:

Osvaldo Vega



Andre Sayegh
Mayor

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, APRIL 27, 2023
TIME: 7:30 P.M. & 8:00 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL

THE FOLLOWING MATTER WILL BE HEARD:

1. *Paciific Outdoor Advertising* - 7:30P.M.
150 Grand Street
B #4907, L(S) #3

The applicant is proposes to continue the operation of an existing parking lot utilized by a fleet of school buses as well an existing trailer/office (36,888sf.). The applicant proposes a new billboard whereas this is prohibited in the zone. The applicant proposes a rear yard setback at 10'ft. whereas 20'ft. is required. The applicant proposes a side yard setback of 10'ft. whereas 20'ft. is required. The applicant proposes the height of the billboard at 75'ft whereas 40'ft is permitted. The applicant proposes lot coverage at 62.60% whereas 60% is permitted. ***Requires Site Plan Approval, Bulk Variances and Use Variance***

- FIRST APPEARANCE

2. *239-241 East 16th St., LLC* - 8:00P.M.
239-241 East 16th Street
B #2811, L(s) #1

The applicant proposes to legalize two (2) existing structures known as building #239 and building #241 both structures located within Lot 1. The applicant proposes to legalize construction to expand a proposed residential use whereas this is prohibited in the zone. The applicant proposes two (2) two-bedroom units above a proposed grocery/retail space at building #241. The applicant proposes an existing 2 ½ story frame dwelling to remain known as building #239. The applicant is providing zero (0) parking spaces whereas three (3) spaces are required. The applicant will require variances for front yard, side yard setbacks, and variances for lot area, lot width, and parking. This property is located in the RA-1 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 Mayra Torres-Arenas, Board Secretary, at 973-321-1343 or via e-mail at mtorres@patersonnj.gov for an appointment.

JOYED ROHIM, CHAIRMAN
MAYRA TORRES-ARENAS, BOARD SECRETARY