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## City of Paterson Zoning Board of Adjustment

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Counsel to the Board

Gary Paparozzi  
Board Planner

Penni Forestieri  
Recording Board Secretary

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

DATE: THURSDAY, MAY 4, 2023  
TIME: 7:30 P.M.  
PLACE: COUNCIL CHAMBERS  
THIRD FLOOR OF CITY HALL  
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

**1. JCM Investors 1012 LLC**  
**182-184 Lafayette Street**  
**B#3202 L(s)# 5 & 6**

*The applicant is proposes redevelop the property and construct a four (4) story, multifamily structure containing twenty-one (21) dwelling units with on-site parking. The apartment units mix would consist of eighteen (18) one-bedroom units and three (3) two-bedroom units. The applicant is providing fifteen (15) spaces of the thirty-nine (39) spaces required. The application will require variances for lot area, lot width, front yard, side yard and rear yard setbacks, building coverage, floor area ratio, parking to lot line and parking variance. The property is located in the Fourth Ward Redevelopment Area RA-1 Zone District.*

***Requires Site Plan Approval, Bulk Variances, Density Variance and Use Variance***  
***ADJOURNED FROM MARCH 9, 2023***

**2. Iglesia El Poder De La Fe**  
**147-149 Lewis Street**  
**B#6506, L(S) #18**

*The applicant proposes to convert an existing vacant structure formerly used as a society hall into a house of worship. The applicant proposes a lot size of 5,000 sq. feet whereas ½ acre is required. The applicant proposes a left side yard of 2.2' and a right side yard of 0.1' whereas 10 feet is required. The applicant proposes rear yard of 0.3' whereas 20 feet is required. The applicant proposes lot coverage at 62.6% whereas 60% is permitted. The applicant is providing four (4) parking spaces whereas twelve (12) parking spaces are required.*

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

**3. Adoption of minutes.**

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 Mayra Torres-Arenas, Board Secretary, at 973-321-1343 or via e-mail at [mtorres@patersonnj.gov](mailto:mtorres@patersonnj.gov) for an appointment.

**JOYED ROHIM, CHAIRMAN**  
**MAYRA TORRES-ARENAS, BOARD SECRETARY**