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**City of Paterson**  
**Zoning Board of**  
**Adjustment**

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Gary Paparozzi  
Board Planner

Penni Forestieri  
Recording Board Secretary

**AGENDA**  
**SPECIAL MEETING**  
**ZONING BOARD OF ADJUSTMENT**

**DATE: THURSDAY, MAY 25, 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. ID# 2021-0150 - 7:30P.M.**  
**2071 Haring Street, INC.**  
**108-114 North 7th Street**  
**B#414, L(S) #1 & 21**

The applicant is proposing a new multiple dwelling building at an existing vacant lot. The applicant proposes a new (4) four-story structure to accommodate thirty (30) residential units with ground floor parking. The structure will consist of five (5) one-bedroom units and five (5) two-bedroom units on the 2nd, 3rd and 4th floors. The applicant will require variances for front yard, rear yard, height, impervious lot coverage lot coverage, Floor Area Ratio (FAR), and parking stall size. The applicant is providing forty-one (41) parking spaces whereas forty-five (45) spaces are required. Eight additional parking spaces are to be provided at 89-91 North Street

***Requires Site Plan Approval, Bulk Variances and Use Variance***  
***FROM CANCELED MEETING OF APRIL 6<sup>TH</sup> – FIRST APPEARANCE***

- 2. ID# 2021-0154 - 8:00P.M.**  
**330 Totowa Ave, LLC.**  
**326-330 Totowa Avenue**  
**B#1403 L(S) #2 & 3**

The applicant proposes construction of a new three (3) story building with one (1) commercial space on the 1st floor and ten (10) residential units. The applicant proposes two (2) one-bedroom and three (3) two-bedroom apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. The applicant proposes a lot area of 7,200 sf. whereas 15,000 sf, is required. The applicant proposes a lot width of 72'ft. whereas 150'ft. is required. The applicant proposes a front yard at 2'ft. whereas 25'ft is required. The applicant proposes a side yard at 0'ft. whereas 15'ft. is required. The applicant proposes lot coverage at 48% whereas 20% is permitted. The applicant proposes a floor area ratio exceeding the permitted 1.4 within the zone. The applicant proposes dwelling units per acre at sixty-one (61) units whereas fifty 50 units is permitted. The applicant proposes open space and amenity areas at 1,819 sf. whereas 2,300 sf. is required. The applicant proposes 15 parking spaces whereas twenty-one (21) spaces are required.

***Requires Site Plan Approval, Bulk Variances and "D" Variances***  
***FROM CANCELED MEETING OF MARCH 30<sup>TH</sup> – 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, 4<sup>th</sup> 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](mailto:mtorres@patersonnj.gov) for an appointment.

**JOYED ROHIM, CHAIRMAN**

**MAYRA TORRES-ARENAS, BOARD SECRETARY**