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Mayra Torres-Arenas
Board Secretary

AGENDA REGULAR MEETING ZONING BOARD OF ADJUSTMENT

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: THURSDAY, JUNE 1, 2023
TIME: 7:30 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

1. **ID# A2021-0113**
EC Property Holdings LLC.
435 10th Avenue
B# 3308, L(S)# 20

The applicant proposed to construct an addition of residential units on the 2nd and 3rd floors of an existing 1st floor commercial space. The applicant proposes renovations to the commercial space as well as modifications to the floor layout to accommodate a new studio apartment. The applicant proposes a new 2nd and 3rd floor addition to accommodate four (4) three-bedroom apartments. The applicant proposes four (4) parking spaces whereas thirteen point two (13.2) spaces is required.

Requires Site Plan Approval, Use Variance and Bulk Variances.

(B-2 Community Business District)

-ADJOURNED FROM JAN. 12, 2023

2. **ID# A2023-014**
CS Liquor II, LLC
460 Chamberlain Avenue
B# 5410, L(S)# 9 & 10

The applicant proposes operation of a new liquor store at an existing shopping center whereas this use is conditional (1,395sq.ft.). The applicant proposes to operate within an existing vacant tenant space to provide retail sales. The applicant proposes interior renovations to include a counter space, shelving, refrigerators and walk-in cooler. The applicant also proposes alteration to the façade to include a new door/entrance.

Requires Site Plan Approval, Conditional Use 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, 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 TORRES-ARENAS, BOARD SECRETARY