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

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Counsel to the Board

Gary Paparozzi  
Board Planner

Mayra Torres-Arenas  
Board Secretary

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

**DATE: THURSDAY, JUNE 22, 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# 2022-027 - 7:30P.M.**  
***Brothers Produce, LLC.***  
***18-24 Lake Avenue, B# 7111, L(S)# 5,6,7,8 &9***

The applicant proposes a new multiple dwelling low rise building with a warehouse whereas this is prohibited in the zone. The applicant proposes a (4) four-story building to accommodate eighty-one (81) residential units with ground floor parking. The applicant purposes eleven (11) one-bedroom and sixteen (16) two-bedroom apartments on the 2nd, 3rd and 4th floors. The applicant proposes a front yard setback on Knickerbocker Ave of 0.88'ft whereas 20' ft. is required. The applicant proposes a front yard setback on Lake Avenue of 0.69'ft. whereas 4'ft. is required. The applicant proposes a side yard setback of 0'ft whereas 14'ft. are required. The applicant proposes building coverage at 70.77% whereas 40% is permitted. The applicant proposes 153 parking spaces plus 16 EV parking credits whereas 156 are required. This includes 1 lower level parking garage.

***Requires Site Plan Approval, Bulk Variances and "D" Variance***  
***ADJOURNED FROM MARCH 2, 2023- FIRST APPEARANCE***

- 2. ID# 2021-0154 - 8:00P.M.**  
***27-29 Robert, LLC***  
***27-29 Robert Street, B#6710 L(s)#11***

The applicant proposes demolition of existing 1½ story frame dwelling (50' x 100'). The applicant proposes to build a new multiple dwelling building with ground floor parking. The applicant proposes to construct (3) three-stories to accommodate (8) eight-housing units. The applicant proposes (2) one-bedroom and (2) two-bedrooms on the 2nd and 3rd floors. The applicant proposes a lot area of 5,000 sf. whereas 15,000 sf. is required. The applicant proposes a lot width of 50'ft. whereas 150'ft. is required. The applicant proposes a front yard setback of 0'ft. whereas 25'ft. is required. The applicant proposes a side yard setback of 3'ft. whereas 15'ft. is required. The applicant proposes a side yard setback for both sides at 6'ft. whereas 30'ft. is required. The applicant proposes a rear setback of 3'ft. whereas 20'ft. is required. The applicant proposes dwelling units per acre at 16 whereas 6 is permitted. The applicant proposes floor area ratio at 2.52 whereas 1.4 is permitted. The applicant proposes lot coverage at 80% whereas 20% is permitted. The applicant is providing eight (8) of the twelve (12) parking spaces required on-site and fourteen (14) parking spaces are proposed at 17 Robert Street.

***Requires Site Plan Approval, Bulk Variances and Use Variance***  
***CARRIED FROM MARCH 30, 2023 - 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**