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Zoning Board of
Adjustment

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Board Planner

Mayra Torres-Arenas
Board Secretary

AGENDA
SPECIAL MEETING
ZONING BOARD OF ADJUSTMENT

DATE: THURSDAY, JULY 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. ID# 2022-064 - 7:30P.M.**
403-409 McBride Ave, LLC.
403-409 McBride Avenue, B# 5808, L(S)# 2

The applicant proposes demolition of existing 2 ½ story frame dwelling along with an existing masonry garage (100' x 119'-80). The applicant proposes to build a new multiple dwelling building whereas this is prohibited in the zone. The applicant proposes to construct (3) three-stories to accommodate (12) twelve-housing units. The applicant proposes three (3) one-bedroom and three (3) two-bedroom units on the 2nd and 3rd floors with ground floor parking. The applicant proposes a front yard setback of 1.0'ft. whereas 20'ft. is required. The applicant proposes a side yard setback of 0.16'ft. whereas 15'ft. is required. The applicant proposes lot coverage at 71% whereas 25% is permitted.

Requires Site Plan Approval, Bulk Variances, Use Variance and "D" Variance
ADJOURNED FROM MAY 11, 2023 - FIRST APPEARANCE

- 2. ID# 2023-008 - 8:00P.M.**
Skyline Equity, LLC
101 Lehigh Street, B#7109 L(s)# 9 & 10

The applicant proposes demolition of one (1) existing two-story dwelling and four (4) existing one-story commercial structures all located within lot 9 and 10 (9,375sf.). The applicant proposes to build a new multiple dwelling low-rise building with onsite parking. The applicant proposes to construct a new (4) four-story structure to accommodate fifteen (15) residential units. The applicant proposes five (5) two-bedroom and one (1) three-bedroom on the 2nd and 3rd floors. The applicant proposes two (2) two-bedroom and one (1) three-bedroom on the 4th floor.

The applicant proposes a lot area of 9.375sf. whereas 15,000sf. is required, The applicant proposes a lot width of 75ft. whereas 150ft. is required. The applicant proposes a front yard setback at 0'ft. whereas 20'ft. is required. The applicant proposes a side yard setback at 0'ft. whereas 15'ft. is required. The applicant proposes side yard setback for both sides at 0'ft. whereas 30'ft. is required. The applicant proposes a rear yard setback at 0'ft. whereas 20'ft. is required. The applicant proposes a floor area ratio at 3.45 whereas 1.4 is permitted. The applicant proposes lot coverage at 87.2% whereas 20% is permitted.

Requires Site Plan Approval, Bulk Variances, Use Variance and "D" 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