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Board Planner

Mayra Torres-Arenas
Board Secretary

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

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

THE FOLLOWING MATTER WILL BE HEARD:

- 1. Project ID# A2021-0054**
MCP MAFHH 182-188 Lafayette 23, LLC
182-184 Lafayette Street
B# 3202, L(S)# 5 & 6

The applicant proposes redeveloping 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. Project ID# A2021-0164**
Aldemar O. Velez
154 Michigan Avenue
B# 7102, L(S)# 1

The applicant proposes an expansion to an existing non-conforming one-family dwelling whereas this use is prohibited in the MU-Zone. The applicant proposes to build and construct a (2) two-story addition to accommodate a new family room on the 1st floor and a main bedroom on the 2nd floor. The applicant proposes a side yard setback on one side of 2'. 6" ft. whereas 4' ft. is required. The applicant proposes a rear yard setback of 1.6'ft. whereas 20'ft. is required. The applicant proposes lot coverage at 37.6% whereas 30% is permitted.

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

3. Project ID# A2019-0058
Carmen's Pharmacy & Medical Supply
418 River Street
B# 2909, L(S)# 2, 3 & 4

The applicant proposes to expand the existing commercial building on lot 2 and convert residential space on lot 4 into commercial space. Applicant proposes to construct a two (2)-story addition with a basement to the pharmacy located on lot 2. The applicant proposes to convert the existing first floor of the multi-family building located on lot 4 into medical offices. The applicant is providing thirteen (13) parking spaces of the thirteen (13) spaces required. This property is located in the R-2 Low Medium Density Residential District.

Requires Site Plan Approval, Use Variance and Bulk Variances

ADJOURNED FROM DECEMBER 1, 2022

4. Project ID# A2021-0074
Pfister Roofing Co.
80 5th Street
B# 1907, L# 2

Brief Resolution Review

5. Adoption of Resolution:
a. 29-36 Canal Street, B# 5509, L(s)# 9A

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 ext. 2349 or via e-mail at mtorres@patersonnj.gov for an appointment.

JOYED ROHIM, CHAIRMAN
MAYRA TORRES-ARENAS, BOARD SECRETARY