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Mayra Torres-Arenas
Board Secretary

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

DATE: THURSDAY, SEPTEMBER 14, 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# A2022-106 - 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 and commercial building on the same side 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'ft. The applicant proposes a front yard setback on Lake Avenue of 0'ft. The applicant proposes 202 parking spaces.

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

ADJOURNED FROM AUGUST 10, 2023

- 2. ID# 2021-0150 - 8:00P.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, 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, Use Variance and Bulk Variances

FROM CANCELED MEETING OF 04/06/23 & 05/25/23- 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