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

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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, SEPTEMBER 21, 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# A2022-086**  
**239-241 East 16th St., LLC**  
**239-241 East 16th Street**  
**B #2811, L(s) #1**

The applicant proposes to legalize two (2) existing structures known as building #239 and building #241 both structures located within Lot 1. The applicant proposes to legalize construction to expand a proposed residential use whereas this is prohibited in the zone. The applicant proposes two (2) two-bedroom units above a proposed grocery/retail space at building #241. The applicant proposes an existing 2 ½ story frame dwelling to remain known as building #239. The applicant is providing zero (0) parking spaces whereas three (3) spaces are required. The applicant will require variances for front yard, side yard setbacks, and variances for lot area, lot width, and parking. This property is located in the RA-1 Residential District.

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

- 2. Project ID# A2022-052**  
**152-159 Putnam Street, LLC**  
**152-156 Putnam Street**  
**B# 2921, L(S)# 11**

The applicant proposes a new commercial structure to accommodate a new auto body repair facility whereas this is prohibited in the zone. The applicant proposes a new one-story structure along with (3) three-service doors/rolling gates, office space and mezzanine floor. The applicant a side yard setback for both sides at 5 'ft. whereas 10'ft. is required. The applicant proposes a rear yard setback of 5'ft. whereas 20'ft. is required. The applicant proposes lot coverage at 43% whereas 40% is required. The applicant proposes parking area distance from front yard setback at 2'ft. whereas 3 'ft. is required. The applicant proposes parking area distance from side yard setback at 1 'ft. whereas 3 'ft. is required.

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

**3. Project ID# A2021-0065**  
**406 12<sup>th</sup> Avenue Paterson NJ, LLC**  
**722-726 Broadway**  
**B# 8504, L(S)# 3**

The applicant proposes a new multiple dwelling building which is not permitted in the H-1 Hospital Zone on existing vacant land. The applicant proposes to construct a (3) three-story building to house (7) seven apartments. (1) two-bedroom apartment and parking to be located at ground floor. (2) one-bedroom apartments and (1) two-bedroom apartment on the 2<sup>nd</sup> floor. (2) one-bedroom apartments and (1) two-bedroom apartment on the 3<sup>rd</sup> floor. The applicant proposes a lot area of 6,164 sq. ft. whereas 9,800 sq. ft. is required. The applicant proposes a lot width of 63.08' ft. whereas 95' ft. is required. The applicant proposes a front yard of 0' ft. whereas 20' ft. is required. The applicant proposes a side setback of 3' ft. whereas 4' ft. is required. The applicant proposes rear setback of 19.24' ft. whereas 20' ft. is required. The applicant proposes lot coverage at 46% percent whereas 40% is required. The applicant proposes 548 sq. ft. whereas 1,550 sq. ft. is required. The applicant also proposes 9 parking spaces whereas 13 is required.

***Requires Site Plan Approval, Use Variance and Bulk 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, 4<sup>th</sup> 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](mailto:mtorres@patersonnj.gov) for an appointment.

**JOYED ROHIM, CHAIRMAN**  
**MAYRA TORRES-ARENAS, BOARD SECRETARY**