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City of Paterson
Zoning Board of
Adjustment

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Board Planner

Mayra Torres-Arenas
Board Secretary

AGENDA
SPECIAL MEETING
ZONING BOARD OF ADJUSTMENT

DATE: THURSDAY, SEPTEMBER 28, 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# A2023-002 - 7:30P.M.**
Joseph Conte
27-31 2nd Avenue, B# 2302, L(S)# 13

The applicant proposes demolition of (1) one-existing (2) two-story frame dwelling along with an existing accessory structure/garage (7,500sf.). The applicant proposes construction of a new (3) three-story structure to accommodate (10) residential units. The applicant proposes a lobby area, garbage chute, an elevator and onsite parking on the 1st floor. The applicant proposes (5) two-bedrooms units on the 2nd floor with an auxiliary room/management office. The applicant proposes (5) two-bedrooms units on the 3rd floor with an auxiliary room/tenant gym. The applicant proposes a front yard setback at 2'ft. whereas 25'ft. is required. The applicant proposes a side yard setback at 1'ft. whereas 4'ft. is required. The applicant proposes a side yard setback for both sides at 5'ft. whereas 14'ft. is required. The applicant proposes a rear yard setback at 4'ft. whereas 20'ft. is required. The applicant proposes building height at 41.11ft. whereas 35'ft. is permitted. The applicant proposes 15 parking spaces whereas 18 spaces are required.

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

- 2. ID# 2022-098 - 8:00P.M.**
Dynasty Holdings, LLC
231-237 Pennsylvania Avenue, B# 7212, L(S)# 24, 25 & 26

The applicant proposes to build a new multiple dwelling building with onsite parking. The applicant proposes construction of a new (5) five-story structure to accommodate (40) forty-residential units. The applicant proposes parking on the basement and 1st floors. The applicant proposes (6) one-bedroom and (5) two-bedroom on the 2nd, 3rd, and 4th floors. The applicant proposes (4) one-bedroom and (6) two-bedroom on the 5th, floor. The applicant proposes a side yard setback of 3.44 'ft whereas 10'ft. is required. The applicant proposes a side yard setback on the other side of 5.02 'ft whereas 10'ft. is required. The applicant proposes a rear yard setback of 10'ft whereas 25'ft. is required. The applicant proposes a building height at 53.5'ft. whereas 40'ft. is permitted. The applicant proposes 5 stories whereas 3 stories are permitted. The applicant proposes floor area ratio at 2.2 whereas 1.5 is permitted. The applicant proposes building coverage at 92.78% whereas 60% is permitted.

Requires Site Plan Approval, Bulk Variances 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