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

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Counsel to the Board

Gary Paparozzi  
Board Planner

Mayra Torres-Arenas  
Board Secretary

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

**DATE: THURSDAY, OCTOBER 5, 2023**  
**TIME: 7:30 P.M.**  
**PLACE: COUNCIL CHAMBERS**  
**FOURTH FLOOR OF CITY HALL**  
**155 MARKET STREET**

THE FOLLOWING MATTER WILL BE HEARD:

- 1. Project ID# A2022-069**  
**Rolando Gonzalez**  
**115 Highland Street**  
**B #2917, L(s) #1**

The applicant proposes demolition of an existing (2) two-story residential structure along with a (4) four-car garage to be removed. The applicant proposes a new (3) three-story multiple dwelling building to accommodate (6) units whereas this is prohibited in the zone. The applicant proposes (1) one-bedroom and (1) studio apartment on the 1st floor. The applicant proposes (2) two-bedroom apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floors with ground floor parking. The applicant proposes a front yard setback of 2.88'ft. whereas 20'ft. is required. The applicant proposes 9 parking spaces whereas 14 spaces is required. The applicant proposes open space amenity space at 215 sf. whereas 1,350 sf. is required,  
***Requires Site Plan Approval, Bulk Variances and Use Variance***  
**- FIRST APPEARANCE**

- 2. Project ID# A2023-014**  
**CS Liquor II, LLC**  
**460 Chamberlain Avenue**  
**B# 1006, L(S) # 2**

The applicant proposes operation of a new liquor store at an existing shopping center whereas this use is conditional (1,395sq.ft.). The applicant proposes to operate within an existing vacant tenant space to provide retail sales. The applicant proposes interior renovations to include a counter space, shelving, refrigerators and walk-in cooler. The applicant also proposes alteration to the façade to include a new door/entrance.  
***Requires Site Plan Approval, Conditional Use and Use Variance.***  
**ADJOURNED FROM 06/01/2023**  
**-FIRST APPEARANCE**

- 3. Project ID# A2021-0002**  
**Union Mason Supplies, LLC**  
**127-131 River Street**  
**B# 3701, L(S)# 10, 11, 12, 13 & 14**

The property in question is located in the B-3 General Business District. The applicant proposes to use the vacant lots as storage for construction materials, equipment and a masonry supply yard. The applicant is providing 2 parking spaces of the 1 parking space needed.

**Requires Site Plan Approval, Bulk Variance and Use Variance**

**- FIRST APPEARANCE**

- 4. Adoption of Minutes:**  
**a) Special Meeting August 24, 2023 (7:30pm)**  
**b) Special Meeting August 24, 2023 (8:00pm)**

**5. Adoption of Resolutions:**

- a) 147-149 Lewis Street, B# 6506, L(S)# 18**  
**b) 403-409 McBride Avenue, B# 5808, L(S)# 2**  
**c) 101 Lehigh Street, B#7109 L(s)# 9 & 10**

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**