

COMMISSIONERS

Joyed Rohim, Chairman
Karina Minauro, Vice-Chairwoman
Hector E. Baralt
Yunior Fermin
Trenace Barbee-Watkins
Robert W. Parchment
Charlene White

Alternates:

Mohammad M. Alam
Osvaldo Vega



Andre Sayegh
Mayor

City of Paterson
Zoning Board of
Adjustment

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505
Tel (973) 321-1343
Fax (973) 321-1345

Marco A. Laracca, Esq.
Counsel to the Board

Gary Paparozzi
Board Planner

Mayra Torres-Arenas
Board Secretary

AGENDA
SPECIAL MEETING
ZONING BOARD OF ADJUSTMENT

DATE: THURSDAY, OCTOBER 12, 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# A2022-085 - 7:30P.M.**
Jose Espinal & Milagros Conce
485 Park Avenue
B# 8604, L(S)# 10

The applicant proposes renovations to an existing 2 ½ frame fire damaged structure (50' x 100'). The applicant proposes conversion of an existing (2) two-family dwelling into (1) one-family with retail. The applicant proposes to vacate the 1st floor residential unit and convert into a Salon/Spa retail tenant space. The applicant proposes a (3) bedroom apartment on the 2nd floor. The applicant proposes a use which is not permitted in the zone. The applicant proposes a front yard setback of 10.2'ft, whereas 20'ft. is required on Park Avenue. The applicant proposes a front yard setback of 7.7'ft. whereas 20'ft. is required. The applicant proposes 3 parking spaces whereas 12 spaces are required.
Requires Site Plan Approval, Bulk Variances and Use Variance
-FIRST APPEARANCE

- 2. ID# 2023-073 - 8:00P.M.**
Morris Canal Pointe, LLC
42-48, 50, 52-56 Barnes St. & 185 Carlisle Ave.
B# 5102, L(S)# 6, 7, 8 & 9

The applicant proposes to build a (6) six-story multi-family apartment building containing (72) seventy-two residential units, the building proposes total square footage of 75, 771 square feet. The applicant proposes a minimum front-yard setback; 25 feet required & 0 feet proposed on Barnes Street, Carlisle Avenue and Dixon Avenue. A 25 foot rear-yard setback is required and 0 feet is proposed. (50) Fifty Dwelling Units per Acre are permitted and 136 are proposed. A Floor Area Ratio of 1.4 is permitted and 4.5 is proposed. A maximum lot coverage of 20 percent is permitted and 91.4 percent is proposed. 124 Parking Spaces are required and 109 are proposed.
Requires Site Plan Approval, Bulk Variance, Use Variance (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