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Board Secretary

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

DATE: THURSDAY, DECEMBER 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# A2022-027 - 7:30P.M. *ADJOURNED TO JANUARY 11, 2024 AT 7:30PM***
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 08-10-23, 09-14-23, 10-26-23, 11-27-23,

- 2. ID# 2023-071 - 8:00P.M.**
56-58 13th Avenue, LLC
1028 East 27th Street, B# 7408, L(S)# 9

The applicant proposes to build a new (2) two-family dwelling within an existing vacant parcel (2,500sf.). The applicant proposes to construct a new (3) three-story structure to accommodate (2) two residential units with ground floor parking. The applicant proposes accessory rooms to include a play area laundry room with parking at ground floor. The applicant proposes one (1) three-bedroom unit on the 2nd floor and 3rd floor. The applicant proposes a lot area at 2,500sf. whereas 5,000sf. is required. The applicant proposes a lot width at 25'ft. whereas 50'ft. is required. The applicant proposes a front yard setback at 14.6'ft. whereas 20'ft. is required. The applicant proposes a side yard setback at 3.1 'ft. whereas 4'ft. is required. The applicant proposes a side yard setback for both sides at 6.2'ft. whereas 14'ft. is required. The applicant proposes (3) three stories whereas 2 ½ stories are permitted. The applicant proposes lot coverage at 48% whereas 40% is permitted. The applicant proposes 2 parking spaces whereas 4 spaces are required.

Requires Site Plan Approval and Bulk Variances

- 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