

**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, 4<sup>th</sup> 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, MARCH 14, 2024**  
**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# A2023-013 - 7:30P.M.**  
***Cemal Turkileri***  
***116-132 Genessee Avenue, B# 7009, L(S)# 22***

The applicant proposes demolition of an existing (2) two-story multiple-dwelling building (20,000sf.) and proposes to build a new multiple dwelling building whereas this is prohibited in the zone. The applicant proposes construction of a new (4) four-story structure to accommodate (43) forty-three residential units. The applicant proposes (37) thirty-seven one-bedroom and (6) six two-bedrooms on the 2nd, 3rd and 4th floors with onsite parking. The applicant proposes a front yard setback at 0'ft. whereas 20'ft. is required. The applicant proposes a side yard setback for both sides at 5ft. whereas 30'ft. is required. The applicant proposes a rear yard setback at 7.75'ft. whereas 25'ft. is required. The applicant proposes building height at 45'ft. whereas 35'ft. is permitted. The applicant proposes (4) four-stories whereas (3) three-stories is permitted. The applicant proposes a floor area ratio at 2.66 whereas 1.4 is permitted. The applicant proposes lot coverage at 87.6% whereas 20% is permitted.

***Requires Site Plan Approval, Bulk Variances and 3 "D" Variances (Use, Density & F.A.R.)***  
***-FIRST APPEARANCE***

- 2. ID# A2022-090 - 8:00P.M.**  
***DC Land Property LLC***  
***561 East 26<sup>th</sup> Street, B# 3411, L(S)# 16***

The applicant proposes conversion of an existing one-family dwelling into a two family (50' x 100"). The applicant proposes interior changes to an existing (2) two-story frame dwelling to accommodate (1) two-bedroom on the 1st floor and (1) three-bedroom on the 2nd floor. The applicant proposes a lot area of 2,500sf. whereas 5,000sf. is required. The applicant proposes a lot width of 25'ft. whereas 50'ft. is required. The applicant proposes a left side yard setback of 0'ft. whereas 10ft. is required. The applicant proposes a right side yard setback of 0.02'ft. whereas 4ft. is required. The applicant proposes a side yard setback for both sides at 0.02 'ft. whereas 4 'ft. is required. The applicant propose a rear yard setback of 12.03 'ft. whereas 20ft. is required. The applicant proposes lot coverage at 49.6% whereas 40% is permitted. The applicant proposes 2 parking spaces whereas 3 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, 4<sup>th</sup> 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](mailto:mtorres@patersonnj.gov) for an appointment.

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