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City of Paterson
Zoning Board of
Adjustment

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Mayra Torres-Arenas
Board Secretary

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

CANCELED

DATE: THURSDAY, APRIL 4, 2024
TIME: 7:30 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

- 1. Project ID# A2022-057 - DATE TO BE DETERMINED**
Mantor Holdings LLC
459 Union Avenue, B# 909, L(S)# 24, 25 & 26
Zone: B-2 (Community Business District)

Applicant proposes to demolish a (1) One-Story Commercial Building to construct a (3) Three-Story Building with two (2) Commercial units on the 1st floor and ten (10) residential units on floors 2 & 3 on a lot 75' x 100'. The proposal includes an elevator and twenty-two (22) parking spaces of the twenty-seven (27) required with a credit of three (3) spaces already included for EV parking.* spaces in the rear include a lift system of eight (8) vehicles for a total of sixteen (16) spaces.

The application requires three (3) "D" variances for Use, F.A.R. and Density. There are twelve (12) other bulk variances subsumed in the Use variance for a total of fifteen (15) variances.

Requires a Use Variance, "D" Variances, Bulk Variances and Site Plan Approval.

-FIRST APPEARANCE

- 2. Project ID# A2023-054 - DATE TO BE DETERMINED**
153-159 Pearl Street Holdings LLC
153-159 Pearl Street, B# 4208, L(S)# 47, 48 & 49
Zone: RP-SW RA-1 Zone (5th Ward Development Plan) 1 & 2 family homes permitted.

Applicant proposes to demolish two (2) separate building and a garage and construct a (4) Four-Story Low-rise Building with twenty (20) residential units on a lot 100' x 100'. Seventeen (17) one bedrooms and three (3) two bedrooms are proposed. The application proposes an elevator, open space of 1,835 SF and amenity space of 726 SF with twenty-one (21) parking spaces. The application requires thirty-seven (37) parking spaces with a credit of four (4) EV spaces, a total of thirty-three (33) spaces required.

The application requires three (3) "D" variances for Use, F.A.R. & Density. There are ten (10) other bulk variances for a total of thirteen (13) variances.

Requires a Use Variance, "D" Variances, Bulk Variances and Site Plan Approval.

- FIRST APPEARANCE

3. **Project ID# A2023-061** - **DATE TO BE DETERMINED**
88-92 East Main Holdings LLC
88-92 East Main Street, B# 119, L(S)# 26, 27 & 28
Zone: 1st Ward Redevelopment Zone -RA-1 (1 & 2 family homes permitted)

The applicant proposes to demolish a (2) Two-Story Building and construct a new (3) Three-Story Residential Building with fifteen (15) residential units on a lot of 7,395 SF. The proposal includes eleven (11) one-bedroom units, two (2) two-bedroom units and two (2) studio apartments. The application requires twenty-seven (27) parking spaces with a credit of three (3) spaces for EV for a total requirement of twenty-four (24) spaces with twelve (12) spaces provided. The application requires a Use variance and ten (10) bulk variances subsumed in the application for a total of eleven (11) variances.

Requires a Use Variance, Bulk Variances and Site Plan Approval.

- FIRST APPEARANCE

4. Adoption of Minutes:

- a) Special Meeting January 25, 2024 (8:00pm)**
- b) Regular Meeting February 1, 2024 (7:30pm)**
- c) Regular Meeting February 15, 2024 (7:30pm)**
- d) Special Meeting February 22, 2024 (7:30pm)**
- e) Special Meeting February 22, 2024 (8:00pm)**

5. Adoption of Resolution:

- a) 18-24 Lake Avenue, B# 7111, L(s)# 5, 6, 7, 8 & 9**

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, 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 for an appointment.

JOYED ROHIM, CHAIRMAN

MAYRA TORRES-ARENAS, BOARD SECRETARY