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**Mayor**

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

125 Ellison Street, 4<sup>th</sup> Floor  
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Marco A. Laracca, Esq.  
Counsel to the Board

Gary Paparozzi  
Board Planner

Mayra Torres-Arenas  
Board Secretary

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

**DATE: THURSDAY, APRIL 11, 2024**  
**TIME: 7:30 P.M. & 8:00 P.M.**  
**PLACE: CITY HALL - MOVED TO**  
**3RD FLOOR FOYER**

THE FOLLOWING MATTER WILL BE HEARD:

- 1. ID# A2024-001 - 7:30P.M.**  
***First Broadway Development LLC***  
***540-548 Broadway aka 656 East 24<sup>th</sup> Street, B# 3804, L(S)# 2***  
***Zone: R-3 Zone - High Medium Density Residential District***  
***Permitted Use – Low-rise Buildings***

The applicant proposes to build a new (4) four-story building to accommodate (30) thirty-residential units. The applicant proposes eighteen (18) one-bedroom and twelve (12) two-bedroom units on the 2nd, 3rd and 4th floors with ground floor parking.

The application requires two (2) "D" variances. One (1) for Density where fifteen (15) units are allowed and the proposal is for thirty (30) units. The 2<sup>nd</sup> "D" variance is for F.A.R. The maximum allowed is 1.4 and 4.36 is proposed. There are eight (8) additional bulk variances for a total of ten (10) variances for the application. The application requires fifty-six (56) parking spaces with a credit of five (5) EV spaces, the requirement is fifty-one (51) spaces and fifty-one (51) spaces are provided using a lower level and 1<sup>st</sup> floor parking levels.

***Requires Site Plan Approval, Bulk Variance, and "D" Variances***  
***-FIRST APPEARANCE***

- 2. ID# A2023-098 - 8:00P.M.**  
***Mousa Sheikh***  
***31 Dey Street, B# 6914, L(S)# 14***  
***Zone: R-2 Zone Low-Medium Density Residential District***  
***Permitted Use – 1 & 2 Family Dwellings***

The applicant proposes to build a (3) Three-Story (2) two-Family dwelling on an undersized lot. The application has four (4) new bulk variances. Minimum one side setback of three (3) feet is required and one (1) foot is proposed both side setbacks whereas 10.28 feet is required and 4.2 feet is proposed. Maximum lot coverage is 40% where 46.5% is proposed, four (4) parking spaces are required, and two (2) spaces are proposed.

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