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**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**  
**THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED**

**DATE: THURSDAY, APRIL 25, 2024**  
**TIME: 7:30 P.M. & 8:00 P.M.**  
**PLACE: 3RD FLOOR CITY HALL**  
**155 MARKET STREET**

**THE FOLLOWING MATTER WILL BE HEARD:**

- 1. ID# A2024-020 - 7:30P.M.**  
**Omar Mosque**  
**501 Getty Ave.: 169-175 & 181-185 Knickerbocker Ave., B# 7006, L(S)# 6,7,8,10,12 & 13**  
**Zone: R-2 Zone - Low-Medium Density Residential District (1 & 2 Family Homes permitted.**  
**House of Worship permitted under Conditional Use.)**

The applicant proposes alterations to an existing Mosque. Alterations include the basement, first floor and a proposed second floor addition. Minimum Front Setbacks are in violation where ten (10) feet is required. The proposed Front Setback along Getty is 1.83 feet, along Knickerbocker is 3.73 feet and along Genessee the proposed setback is 2.27 feet. The application requires two hundred thirty-seven (237) parking spaces with a credit of four (4) spaces for EV reducing the total spaces required to two hundred thirty-three (233) where seventy-five (75) spaces are proposed. The application also requires a "D" variance for F.A.R. whereas 0.75 is the maximum and 0.96 is proposed.

**Requires Conditional Use, F.A.R. and 3 bulk variances and Site Plan approval.**

**-FIRST APPEARANCE**

- 2. ID# A2023-104 - 8:00P.M.**  
**Joseph Chen**  
**532 14<sup>th</sup> Avenue, B# 3815, L(S)# 5, 6 & 7**  
**Zone: R-3 Zone - High-Medium Density Residential District**

The applicant proposes to build a (2) Two-Story Building with a laundromat on the 1<sup>st</sup> floor and two (2) three (3) bedroom apartments on the 2<sup>nd</sup> floor. The proposed laundromat is a USE variance with five (5) bulk variances. The 2<sup>nd</sup> floor residential use creates four (4) bulk variances. The parking requirement for both uses is twenty-five (25) spaces and seventeen (17) spaces are proposed.

**Requires Use variance, bulk variances and Site Plan approval.**

**-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**