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

**DATE: THURSDAY, MAY 2, 2024**  
**TIME: 7:30 P.M.**  
**PLACE: THIRD FLOOR OF CITY HALL**  
**155 MARKET STREET**

**THE FOLLOWING MATTER WILL BE HEARD:**

- 1. Project ID# A2023-085 -**  
**Clean Counseling LLC**  
**185 6th Avenue, B# 2004, L(S)# 1**  
**Zone: I-1 Zone (Light Industrial District)**

The applicant is proposing an Outpatient Substance Abuse Treatment Facility on the 2<sup>nd</sup> floor of a Three-Story Building in an Industrial Site. The application has pre-existing bulk variances. Parking to be discussed. The application requires one "D" variance for Use.

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

**-FIRST APPEARANCE**

- 2. Project ID# A2022-094 -**  
**St. Paul's Community Development Corp.**  
**454-456 Van Houten Street, B# 4205, L(S)# 25**  
**Zone: RP-5W (5<sup>th</sup> Ward Development Plan)**

The applicant is proposing to convert a Two-Story Building into a rooming house for men. The proposal is for eight (8) single room units with one shared kitchen. The application requires one (1) "D" variance for Use.

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

**-FIRST APPEARANCE, CARRIED FROM 03/21/24**

- 3. Project ID# A2023-010 -**  
**Casa Caracas LLC**  
**13-19 Park Place, B# 2915, L(S)# 6**  
**Zone: R-2 Zone (1 & 2 Families permitted)**

The applicant proposes to construct a 3.5 Story Multi-family Home for seven (7) residential units and keep an existing 2.5 Story Multi-family Dwelling on the lot with three (3) residential units. The application requires one "D" variance for Use. There are six (6) bulk variances for a total of eight (8) variances subsumed in the application.

**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, 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](mailto:mtorres@patersonnj.gov) for an appointment.

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