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City of Paterson
Zoning Board of
Adjustment

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Mayra Torres-Arenas
Board Secretary

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

CANCELED

DATE: MONDAY, MAY 6, 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# A2023-087 - 7:30P.M. ***CARRIED TO MAY 23RD, 2024***
26 North 9th LLC
26-34 North 9th Street, B# 706, L(S)# 5 & 6
Zone: R-2 Zone - Permitted use 1 & 2 Family Dwellings

The applicant proposes demolition of an existing Two-Story Dwelling and garage and build a new Three-Story Apartment Building with sixteen (16) residential units. The proposal includes six (6) one-bedroom and ten (10) two-bedroom units. The application requires four (4) "D" variances, Use, F.A.R., Density and Height. There are (6) six other bulk variances subsumed in the Use variance for an Apartment Building for a total of ten (10) variances. The proposal includes a trash chute, an elevator and three (3) EV stations for a total of twenty-eight (28) spaces required and twenty-nine (29) spaces provided. Zone: R-2 Zone - Permitted use 1 & 2 Family Dwellings.

Requires Site Plan Approval, Bulk Variance, Use Variance and "D" Variances
-FIRST APPEARANCE CARRIED FROM MARCH 28, 2024

2. ID# A2019-0008- 8:00P.M. ***TO BE ADJOURNED TO A LATER DATE TBD***
Taylor Five Apartments LLC
385-391 Totowa Avenue, B# 919, L(S)# 17
Zone: R-3 Zone & B-1 Zone

The applicant proposes to convert a Three-Story vacant school into an Apartment Building. The proposal includes thirty-one (31) residential units. There will be thirty (30), one-bedroom units and one (1) two-bedroom unit. The application requires three (3) "D" variances, Use, Density and F.A.R. The application also includes eight (8) bulk variances subsumed in the application for a total of eleven (11) variances. The proposal includes an additional lot three hundred (300) feet away for parking. This is known as Lot 15, Block 1404 and is 50' x 100'. This creates a Use variance for this lot in the R-2 Zone. The application requires fifty-one (51) spaces after a five (5) space credit for EV spaces and twenty-two (22) spaces are proposed.

Requires Site Plan Approval, Bulk Variance, Use Variance and "D" Variances
- ADJOURNED FROM JANUARY 25, 2024 & CARRIED FROM MARCH 28, 2024

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, 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 for an appointment.

JOYED ROHIM, CHAIRMAN
MAYRA TORRES-ARENAS, BOARD SECRETARY