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Board Secretary

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

DATE: THURSDAY, MAY 9, 2024
TIME: 7:30 P.M.
PLACE: THIRD FLOOR OF CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

- 1. Project ID# A2018-0052 -**
Cepeda Auto Sales LLC
251-255 Lafayette Street, B# 2818, L(S)# 16
Zone: I-1 Zone (Light Industrial District)

The applicant is asking to convert an existing garage into a Two-Story Auto Sales Building. The 2.5 Story Residential Building will remain for a mixed-use lot. The Auto Sales building will require a Use variance and 5 bulk variances subsumed in the application. There are two (2) additional variances associated with the residential building.

Requires Site Plan Approval, Use variance and bulk variances for approval.
-FIRST APPEARANCE

- 2. Project ID# A2023-061**
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 Two-Story Building and construct a new 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, CARRIED FROM APRIL 4, 2024

3. Project ID# A2023-054**153-159 Pearl Street Holdings LLC****153-159 Pearl Street, B# 4208, L(S)# 47, 48 & 49****Zone: RP-5W 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 D (1) Use Variance, D (4) F.A.R Variance, D (5) Density Variance, Bulk Variances and Site Plan Approval.

- FIRST APPEARANCE, CARRIED FROM MARCH 21 & APRIL 4, 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, 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