

**COMMISSIONERS**

**Joyed Rohim, Chairman**  
Karina Minauro, Vice-Chairwoman  
Hector E. Baralt  
Yunior Fermin  
Robert W. Parchment  
Trenace Barbee-Watkins  
Charlene White

**Alternates:**

Mohammad M. Alam  
Osvaldo Vega



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

**DATE:** THURSDAY, JUNE 20, 2024  
**TIME:** 7:30 P.M.  
**PLACE:** **MOVED TO TELEVISION STUDIO**  
**77 ELLISON STREET**

**THE FOLLOWING MATTER WILL BE HEARD:**

1. **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 twelve (12) residential units on a lot of 7,395 SF. The proposal includes eleven (11) one-bedroom units and one (1) studio apartments. The application requires twenty-two (22) parking spaces with a credit of two (2) spaces for EV for a total requirement of twenty (20) 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.**  
**- CARRIED FROM APRIL 4, 2024, ADJOURNED FROM MAY 9, 2024**

2. **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.**

The Applicant proposes to demolish two (2) separate building and a garage and construct a (3) Three-Story Apartment Building with twelve (12) residential units on a lot 100' x 100', six (6) one bedrooms and six (6) 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 twenty-three (23) parking spaces with a credit of two (2) EV spaces, a total of twenty-one (21) spaces required.

The application requires three (3) "D" variances for **Use, F.A.R.** where 0.75 is the maximum and 2.1 is proposed & **Density** where eight (8) units are allowed and twelve (12) units are proposed. There are six (6) other bulk variances for a total of nine (9) 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 21st, APRIL 4th AND MAY 9, 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, 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**