

**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

Bianca DeCando  
Board Secretary

**AGENDA**  
**REGULAR MEETING**  
**ZONING BOARD OF ADJUSTMENT**

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

**DATE: THURSDAY, MAY 15, 2025**  
**TIME: 7:30 P.M.**  
**PLACE: COUNCIL CHAMBERS, 3<sup>RD</sup> FLOOR**  
**PATERSON CITY HALL**  
**155 MARKET STREET**

**THE FOLLOWING MATTER WILL BE HEARD:**

- 1. Project ID# A2024-036**  
***ILearn Schools, LLC***  
***151-167 Sherman Avenue, B# 1013, L(S) # 10***  
***Zone: R-2 Zone (Low-Medium Density Residential District)***

The applicant proposes to convert an existing Multi-Story Industrial Building into a Three-Story School. The proposed school will have forty-six (46) classrooms. The first floor or ground floor proposes a middle school gym, a kitchen, storage area, mechanics room and several offices. The next floor proposes a middle school gym with a stage, kitchen, elementary school cafeteria, twenty-three (23) classrooms, another gym with one-hundred (100) seats and several offices. The Third floor proposes twenty-three (23) classrooms, offices, and a mechanics room. The application also proposes sixty-five (65) off-street parking spaces. The variances requested are as follows: Use **(D-3)**; minimum lot size two acres required and 1.64 acres are proposed; minimum front setback (Sherman Ave.) 10' feet is required and 0.08' feet is proposed; minimum front setback (Crosby Ave.) 10' feet is required and 0.09' feet is proposed; minimum front setback (Wayne Ave. parking deck) 10' feet is required and 1.5' feet is proposed; minimum rear setback (parking deck) 10' feet is required and 4.7 feet is proposed; minimum distance from driveway to intersection 50' feet is required and 32.9' feet is proposed; loading/unloading area twelve feet wide is required and eleven feet is proposed; no parking three feet to property line and two feet is proposed. A total of nine variances are required, with one being a "D" variance.

**Requires Site Plan Approval, Bulk Variances and D (3) Variance.**

***- ADJOURNED FROM NOVEMBER 12, 2024***

- 2. Adoption of Resolutions:**

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 Bianca DeCando, Board Secretary, at 973-321-1343 ext. 2346 or via e-mail at [bdecando@patersonnj.gov](mailto:bdecando@patersonnj.gov) for an appointment.

**JOYED ROHIM, CHAIRMAN**  
**BIANCA DECANDO, BOARD SECRETARY**