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Board Secretary

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

DATE: THURSDAY, MAY 22, 2025
TIME: 7:30 P.M.
PLACE: COUNCIL CHAMBERS, 3RD FLOOR
PATERSON CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

- 1. Project ID# A2022-078 - 7:30 P.M.**
Elite MSO, LLC
581-589 Broadway, B# 3412, L(S) # 13, 14, 15
Zone: R-3 Zone (High- Medium Density Residential District)

The applicant proposes to demolish an existing Two and a half- Story Commercial Building and build a new Five-Story Apartment Building with thirty two (32) units. The proposal is for eight (8) One (1)-bedroom units and Twenty (20), two (2) bedroom units and four (4) studio units. The first floor or ground floor proposes thirty-three (33) parking spaces, of the thirty three (33) spaces twenty-eight (28) spaces utilize the lift system, the dumpster area for refuse and recycling. The main entrance with a lobby, mail room elevator & two stairwells, a bike rack and a mechanics room. The second floor proposes a trash chute, a room for recyclables and a janitor's closet, a manager's office, a 212 SF gym and eight (8) apartments. The third floor proposes the same except the manager's room and gym will be a 212 SF community room and a library. The fourth and fifth floors will be the same except there will be eight (8) storage bins per floor replacing the amenity space. The application also proposes a roof-top open space of 9,619 SF. The fifth floor proposes the elevation views. The R-3 Zone allows Low-Rise Apartment Buildings, so a **USE** variance is not required. The variances requested if approved are as follows: minimum lot area of 15,000 Sf is required and 11,659 SF is proposed; minimum lot width of one-hundred and fifty feet is required and 117.75' feet is proposed; minimum front setback (Broadway) twenty-five feet is required and two feet is proposed; minimum front setback (E. 26th St.) twenty-five feet is required and two feet is proposed; minimum side setback (one) fifteen feet is required and four feet is proposed; minimum rear setback twenty feet is required and four feet is proposed; **F.A.R.** maximum is 1.4 and 4.12 is proposed; **Density** thirteen units are permitted and thirty-two units are proposed; maximum lot coverage allowed is twenty percent (20%) and 82.5% is proposed; parking requires sixty-two spaces and thirty-three spaces are proposed with twenty-eight spaces utilizing the lift system; no parking permitted three feet to the property line and one foot is proposed. A total of eleven variances are required, with two being "D" variances.

Requires Site Plan Approval, Bulk Variances and "D" Variances (Density & F.A.R)

- ADJOURNED FROM SEPTEMBER 26, 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 Bianca DeCando, Board Secretary, at 973-321-1343 ext. 2346 or via e-mail at bdecando@patersonnj.gov for an appointment.

JOYED ROHIM, CHAIRMAN
BIANCA DECANDO, BOARD SECRETARY