

COMMISSIONERS

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Alternates:

Mohammad M. Alam

Osvaldo Vega



Andre Sayegh
Mayor

City of Paterson
Zoning Board of
Adjustment

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Gary Paparozzi
Board Planner

Bianca DeCando
Acting Board Secretary

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

DATE: THURSDAY JULY 10, 2025
TIME: 7:00 P.M. & 7:30 P.M.
PLACE: TELEVISION STUDIO
77 ELLISON STREET

**DUE TO UNFORESEEN CHAMBER CLOSURE, ZONING BOARD OF
ADJUSTMENT MEETING WILL BE HELD AT 77 ELLISON
STREET**

THE FOLLOWING MATTER WILL BE HEARD:

A. Re-Organization for Paterson Zoning Board of Adjustment for 2025-2026

1. Oath of Office & Swearing-in of:
 - a. Commissioner Mohammed Alam
 - b. Commissioner Robert W. Parchment
2. Oath of Office & Swearing-in of Alternate I, Commissioner Vivian Gaines
3. Appointment of Recording Board Secretary
4. Selection & Appointment of Chairperson
5. Selection & Appointment of Vice-Chairperson
6. Appointment of Board Attorney – Marco Laracca, Esq.
7. Appointment of Board Planner – Gary Paparozzi
8. Appointment of Board Engineer – Professional Consulting Inc.
9. Adoption of the Paterson ZBA Meeting Calendar for 2025-2026
10. Appointment of Official Newspaper – Herald & News

B. Regular Meeting 7:30p.m.

1. **Reconsideration Request - Project ID# A2019-0009,**
Hope and Love International Deliverance Ministries Inc.
568-572 East 19th Street, B# 3401, L(S)# 9 & 20
Request for Reconsideration of Application Denied on March 24, 2022
2. **Project ID# A2024-094**
New Jersey Community Development Corporation (NJCDC)
54 Front Street, B# 1414, L(S) # 1,2,3 & 18
Zone - R-3 Zone (High-Medium Density Residential District)

The applicant proposes to expand the Community Youth Center with a full Second floor addition on the main building while keeping the adjacent Two-Story Building to the west and the split-level building in the rear (south). The One-Story Building on Lot (3) three has already been removed. The building behind Lots (4) four & (5) five will be used for storage. The proposal is for a mixed-use lot. The proposal is for a Youth Center, residential, offices and storage. The proposal is for a Youth Center, ages 12-18 and is co-ed, two 2-bedroom apartments, at least (4) four offices and storage. The parking lot proposes (38) thirty-eight spaces. The main building will offer everything from a dance and fashion studios to rug weaving which will be explained in further detail during testimony. The Conditional Use requirements for this proposal are as follows: 1. The lot area shall have a minimum of 5,000 SF. 2. **F.A.R.** shall not exceed 0.75. 3. Lot Coverage shall not exceed 40%. All conditions have been met. The bulk requirements all come the R-3 Zone. The variances requested if approved are as follows: **1.** Min front setback 25' feet are required and 22' feet proposed. **2.** Max height if feet are 35' feet and 63' feet proposed. **3.** Parking requirement is 213 spaces for the mixed uses and 38 spaces are proposed. A total of 3 variances are required, with 1 being "D" variance for height.

Requires Site Plan Approval, Bulk Variances and "D" Variance (Height)

- FIRST APPEARANCE

3. Adoption of Resolutions:

A) 164 Butler Street, B#2909, L(s) # 13

B) 251-255 Lafayette Street, B#2818, L(s)16

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**