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

DATE: THURSDAY JULY 24, 2025
TIME: 7:30 P.M.
PLACE: COUNCIL CHAMBERS, 3RD FLOOR
PATERSON CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

1. Oath of Office & Swearing-in of:
 - a. Commissioner Hector Baralt
 - b. Commissioner Akkas Ali

A. Regular Meeting 7:30p.m.

1. **Project ID# A2022-085**
Jose Espinal and Milagros Conce
485 Park Avenue, B# 8604, L(S) # 10
Zone – R-2Zone (Low-Medium Density Residential District)

The applicant proposes to convert the First- floor of a residential home into a salon. The second and third floors will remain residential. The salon will provide such services as manicures, coloring, styling along with a play room for children. The second floor will have (2) two bedrooms, a kitchen, dining room, living room, a study and full bathroom. The third floor will have a bedroom, a full bathroom, an additional closet with (2) two areas labeled “loft area” and a separate entrance. The variances requested if approved are as follows: 1. **USE**. 2. Parking requirement is (9) nine spaces and (6) six spaces are proposed. A total of (2) two new variances are required, with (1) one being “D” variance for Use. Pre-existing variances are as follows: 1. Min front setback (Park Ave) 20’ feet required – and 10.2’ feet exist. 2. Min front setback (E 31st St) 20’ feet required and 7.7’ feet exist

Requires Site Plan Approval, Bulk Variances and “D” Variance (Use)

- Adjourned from September 19, 2024

2. Project ID# A2023-011

783 Universe Realty LLC

781-783 Market Street, B# 8802, L(S) # 10

Zone: R-2 Zone (Low-Medium Density Residential District)

The applicant proposes to convert an existing Two-Story Commercial Building into a two (2) unit residential building and add a Three-Story, ten-unit residential building on the same lot. The proposal for the ten unit building (Bldg. A) Proposes three studio units, two one-bedroom units and five two-bedroom units. The first floor or ground floor proposes an area for refuse and recycling in garbage pales, the main entrance with a lobby and mailroom, a bike rack, a mechanics room and one staircase. The second floor proposes one studio unit, one, one-bedroom unit and two, two-bedroom units. The third floor proposes one studio unit, one, one-bedroom unit and two, two-bedroom units. The second unit building (Bldg. B) proposes one studio unit and one, two-bedroom unit. The first floor proposes three parking spaces and the one stairwell. The second floor proposes the two residential units. The R-2 Zone only allows 1 & 2 families, so a **USE variance** is required. The variances subsumed in the use variance if approved are as follows: Use; minimum lot size 10,000 SF required and 7,615.65 SF proposed; minimum lot width 100' feet required and 50' feet proposed; minimum front setback (Market St.) were 20' feet is required and 1' foot is proposed; minimum front setback (E. 30th St.) were 20' feet is required and 0' feet is proposed; minimum side setback (one) were 15' feet is required and 5' feet is proposed; **F.A.R.** max is 0.75 and 1.79 is proposed; **Density** were six units are permitted and twelve units are proposed; maximum lot coverage allowed is 25% and 67.7% is proposed; parking requirement is twenty-three spaces – with a credit of two spaces for EV, twenty-one spaces are required and eleven spaces are proposed; open space requirement is 2,500 SF and 0 SF is proposed; one address sign is permitted and two billboards 5' x 14' are proposed. A total of twelve variances are required, with three being "D" variances.

Requires Site Plan Approval, Bulk Variances, D (1) Use, D (4) F.A.R and D (5) Density Variance.

- Carried from May 1, 2025

3. Adoption of Resolutions

A) 108-114 North 7th Street, B# 414, L(S)# 1 & 21

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