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**Mayor**

**City of Paterson**  
**Zoning Board of**  
**Adjustment**

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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, AUGUST 14, 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# A2022-085**  
**Jose Espinal & Milagros Conce**  
**485 Park Avenue, B# 8604, L(S) # 10**  
**Zone – R-2 Zone (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. 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 31<sup>st</sup> St) 20’ feet required and 7.7’ feet exist

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

**- Adjourned from July 24, 2025**

**2. Adoption of Resolution**

- A) 108-114 North 7<sup>th</sup> 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, 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**