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**City of Paterson
Zoning Board of
Adjustment**

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Board Secretary

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

DATE: THURSDAY, AUGUST 28, 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# A2021-0148

Mohammed Rahman

52-54 Maitland Avenue, B# 1502, L(S) # 24.02

Zone - R-1 Zone (1 Family Residential District)

The applicant proposes to build a new Three-Story Two -Family on a vacant lot in the (1) One-Family Zone. The variances subsumed in the use variance if approved are as follows: Use; minimum rear setback 20' Ft. is required and 19.35' Ft. is proposed; No front yard parking is permitted and front yard parking is proposed; (4) four spaces are required and (3) three spaces are proposed. A total of (4) four variances is required, with (1) one being a "D" variance.

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

- AMENDMENT TO PRIOR APPROVAL ON FEBRUARY 16, 2023

2. Project ID#A2024-014

NHJ Property Investors, LLC

180-192 West Broadway, B#603, L(S)#18

Zone: 1st Ward Redevelopment Zone-RA-2 District (1-4 Family permitted)

The applicant proposes to build a Five-Story Residential Building with (40) forty units on a vacant lot comprising 20,070 SF. The application proposes (4) four studio units, (8) eight, one-bedroom units and (28) twenty-eight, (2) two-bedroom units. The ground floor proposes an area for refuse and recycling room, the main entrance with a lobby, a mechanics room, (2) two elevators and (2) two stairwells and (46) forty-six parking spaces. The Second to Fifth floors proposes (1) one studio unit, (2) two, one (1)-bedroom unit and (7) seven, two (2)-bedroom units on each floor. In addition to the residential units, each floor has a trash chute with an area for recyclables, (10) ten

storage bins, a 390 SF activities room, an office and janitor's room. The proposal also includes a passive recreation area on the rooftop comprising 13,252 SF. The RA-2 District only allows one-four families, so a **USE variance** is required. The variances subsumed in the use variance if approved are under the R-4 District requirements in the 1st Ward are as follows: Use; minimum lot width 200' feet required and 182.8' feet proposed; minimum front setback were 25' feet is required and 7' feet is proposed; minimum side setback (one) were 20' feet is required and 4.2' feet is proposed; minimum side setback (second) 20' feet is required and 15' feet is proposed; minimum rear setback 20' feet is required and 15.2' feet is proposed; maximum impervious coverage allowed is 20% and 89.7% is proposed; parking requirement is (78) seventy-eight spaces – with a credit of (4) four spaces for EV, (74) seventy-four spaces are required and (46) forty-six spaces are proposed; maximum drop curb 12' feet wide and 16' feet is proposed. A total of (9) nine variances are required, with (1) one being a "D" variance.

Requires Site Plan Approval, Bulk Variances and D (1) USE Variance.

- FIRST APPEARANCE ADJOURNED FROM MAY 01, 2025

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**