

**COMMISSIONERS**

**Joyed Rohim, Chairman**

Karina Minauro, Vice-Chairwoman

Mohammad M. Alam

Hector E. Baralt

Yunior Fermin

Robert W. Parchment

Charlene White

**Alternates:**

Vivian Gaines

Akkas Ali



**Andre Sayegh**  
**Mayor**

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

125 Ellison Street, 4<sup>th</sup> Floor  
Paterson, New Jersey 07505  
Tel (973) 321-1343  
Fax (973) 321-1345

Marco A. Laracca, Esq.  
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, SEPTEMBER 11, 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# A2023-010**  
**Casa Caracas, LLC**  
**13-19 Park Place, B# 2915, L(S) # 6**  
**Zone – R-2 Zone (Low-Medium Density Residential District)**

The application is a proposed subdivision plan to create two (2) lots in the R-2 Zone. The existing frontage of Lot six (6) is 86.14 feet. The subdivision will create Lots 6.01 & 6.02. Lot 6.01 is the existing listed three-family home that will remain. This lot will have a frontage of 42.16 feet. The proposed new variances for proposed Lot 6.01 are as follows: 1. Minimum Lot Width 49.50' feet required – 42.16' feet is proposed. 2. Minimum Side Setback (both) 14' feet is required – 11.36' feet is proposed. 3. Minimum two-way ingress & egress 24' feet is required – 12' feet is proposed under a common driveway use. 4. No parking 3' feet to property line – <2' feet is proposed. No floor plans were submitted with this application. The proposed new variances for proposed Lot 6.02 are as follows: 1. Minimum Lot Width 50' feet is required – 43.98' feet is proposed. 2. Minimum two-way ingress & egress 24' feet is required – 12' feet is proposed under a common driveway use.

**Requires Site Plan Approval, Bulk Variances and Subdivision Approval**

**- ADJOURNED FROM MAY 02, 2024**

- 2. Project ID#A2024-061**  
**Atlantic Plus Realty Group, LLC**  
**318-322 & 317-319 Atlantic Street, B#6811 & 6801, L(S)#6-10 & 25,26**  
**Zone – R-3 Zone (High-Medium Density Residential District) &**  
**B-2 Zone (Community Business District)**

The application is proposing to build a Four-Story Residential Low-rise Building with thirty-eight (38) units in the R-3 Zone, which Low-rise is a permitted use. The unit count proposed is twenty-six (26) - Two (2) Bedroom units and twelve (12) - one (1) bedrooms units. The Lots across the street in the B-2 Zone will be used for additional parking which creates a **Use** variance. Parking is also proposed on the first floor with roof-top open space on the fourth floor on the main lots. The variances required for approval are as follows: Lots 25 & 26 in Block 6801 are; 1. **Use**. 2. Minimum size space 9' feet is required - 8.75 spaces are proposed. 3. No parking 3' feet to property line - 0.6' feet is proposed. Variances for the main lots are as follows: 1. Minimum front setback 25' feet is required - 5' feet is proposed. 2. Minimum side setback (one) 15' feet is required - 0' feet is proposed. 3. Minimum side setback (both) 30' feet is required - 3' feet is proposed. 4. Minimum rear setback 20' feet is required - 9' feet is proposed. 5. **Density** twenty-three (23) units are permitted - thirty-eight (38) units are proposed. 6. Max **F.A.R.** allowed is 1.4 - 3.39 is proposed. 7. Max lot coverage 20% is allowed - 83.74% is proposed. 8. Minimum open space requirement is 8,900 SF - 8,309 SF is proposed. The parking requirement is met using the EV credit and additional lot across the street. The total variances required in this application are eleven (11) with a **Use** variance. **Requires Site Plan Approval, Bulk Variances, D (1) Use, D (4) F.A.R and D (5) Density Variance**  
**- FIRST APPEARANCE**

### ***3. Adoption of Resolution***

- A) 194-196 Union Avenue, B# 1315, L(S)# 4***
- B) Session: Litigation***

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**