

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, 4th 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, DECEMBER 4, 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# A2024-008

United Assets 405 15 Holdings, LLC

403-405 15th Avenue, B# 3809, L(S)# 7

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

The applicant proposes to build a new Three-Story Multi-Family Building with five (5) units. The proposal is for five (5) two (2)-bedroom units. The first floor or ground floor proposes seven (7) parking spaces. the area for refuse and recycling with garbage pales. the main entrance with a lobby, a mechanic room, the one (1) staircase. an area of open space of 433 SF and one (1) two (2)-bedroom unit. The second and third floors propose two (2)-bedroom units on each floor. The R-2 Zone only allows one (1) & two (2) families, so a **USE variance** is required. The variances subsumed in the use variance if approved are as follows: Use; minimum lot area were 8,250 SF is required and 4,786 SF is proposed; minimum lot width were 80' feet is required and 50' feet is proposed; minimum front setback (15th Ave) were 20' feet is required and 6' feet is proposed; minimum front setback (E 28th St) were 20' feet is required and 3' feet is proposed; **F.A.R.** maximum is 1.2 and 1.29 is proposed; maximum lot coverage allowed is 40% and 49.4% is proposed; open space required is 1,250 SF and 433 SF is proposed; no parking permitted within 3 feet of prop. lone and <1' foot is proposed; parking requirement is 10 spaces with a credit of 1 space for EV, the requirement is nine (9) spaces and seven (7) spaces are proposed; refuse area should be 10' feet to the primary building and 0' feet is proposed. A total of 11 variances are required, with 2 being "D" variances.

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

- ADJOURNED FROM SEPTEMBER 05, 2024 & MAY 01, 2025

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 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 12 - (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 4th floor on the main lots. The variances required for approval are as follows: Lots twenty-five (25) & twenty -six (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 23 units are permitted -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 11 with a Use variance.

Requires Site Plan Approval, Bulk Variances, D (1) Use, D (4) F.A.R and D (5) Density Variance
- CARRIED FROM SEPTEMBER 11, 2025

3. 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 Four-Story Residential Building with thirty (30) units on a vacant lot comprising 22,070 SF. The application proposes three (3) studio units, six (6) 1-bedroom units and twenty-one (21) 2-bedroom units. The ground floor proposes an area for refuse and recycling room, the main entrance with a lobby, a mechanics room, two (2) elevators and two (2) stairwells and forty-six (46) parking spaces. The second to fourth floors proposes one (1) studio unit, two (2) - 1-bedroom unit and seven (7) - 2-bedroom units on each floor. In addition to the residential units, each floor has a trash chute with an area for recyclables, ten (10) storage bins, a 390 SF activities room, an office and janitor's room. The proposal also includes a passive recreation area on the roof-top comprising 13,252 SF. The RA-2 District only allows 1 - 4 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 5' feet is proposed; minimum rear setback 20' feet is required and 6.3' feet is proposed; max impervious coverage allowed is 20% and 89.7% is proposed; parking requirement is fifty-eight (58) spaces -with a credit of four (4) spaces for EV, fifty-four (54) spaces are required and forty-six (46) spaces are proposed; max drop curb 12' feet wide and 16' feet is proposed. A total of nine (9) variances are required, with one (1) being a "D" variance.

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

- ADJOURNED FROM MAY 1, 2025 & AUGUST 28, 2025

4. Adoption of Resolutions:

A) 54 Front Street, B# 1414 L(s) #1,2,3,18

B) 485 Park Avenue, B#8604 L(s) #10

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