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**Mayor**

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

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

**DATE: THURSDAY, DECEMBER 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# A2018-0060 - 7:30 P.M.**  
***Fifth Avenue Estates, LLC***  
***376-382 5<sup>th</sup> Avenue, B# 2413, L(S) # 13***  
***Zone – R-2 Zone (Low-Medium Density Residential District)***

The application to build five separate one-family homes on the same lot was approved in 2018 by the Paterson Zoning Board. The revised application is to create five (5) separate lots and a lot for common area. The **Use variance** and **bulk variances** were already approved, so the new variances requested are as follows: 1. Min Lot Area 5,000 SF is required-Lots 13.02, 13.04 and 13.06 propose 675 SF and Lots 13.03 and 13.05 propose 864 SF. 2. Minimum Lot Width 50' feet is Required-Lots 13.02, 13.04 and 13.06 propose 25' feet and Lots 13.03 and 13.05 propose 32' feet. The application requires approval of two (2) variances since prior approval for Use and setbacks has already been granted.

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

**-AMENDMENT TO PRIOR APPROVAL IN 2018**

- 2. Project ID#A2024-053 - 8:00 P.M.**  
***Lofty Development, LLC***  
***433 Park Avenue, B#8601, L(S)#7 & 8***  
***Zone – R-2 Zone (Low-Medium Density Residential District)***

The application proposes to demolish a House of Worship to build a new Five-Story mixed use development. The proposal is for a lower-level garage and ground level garage with a total of sixty-nine (69) spaces. The ground level will also have a commercial unit fronting Park Avenue with 1,220 SF. Floors two (2) through five (5) will have ten (10) residential units per floor and a 220 SF community room. Each floor will contain one (1) studio unit – two (2) one-bedroom units –six (6)

two-bedroom units and one (1) three-bedroom unit. The application requires a **Use variance** for Low-rise Buildings which are not permitted in the R-2 Zone. If the Use is approved, all the variances subsumed are as follows: 1. USE. 2. Min Lot Width 150' feet is required - 100' feet is proposed. 3. Min Front Setback (Park Ave) 25' feet is required- 14.18' feet is proposed. 4. Min Front Setback (E 29th St) 25' feet is required- 9.00' feet is proposed. 5. Min Side Setback 15' feet is required-9.83' feet is proposed. 6. Min Rear Setback 20' feet is required-10.22' feet is proposed. 7. Max Bldg. Coverage is 20% - 70.2% is proposed. 8. Max F.A.R. is 1.4 -4.21 is proposed. 9. Density max is 23 units - 40 units are proposed. 10. Parking requirement is eighty-five (85) spaces (credit of seven (7) spaces for EV) seventy-eight (78) spaces required (commercial & residential total) – sixty-nine (69) spaces proposed. 11. Open space requirement is 9,400 SF - 8,803 SF is proposed. The application requires approval of eleven (11) variances with three (3) variances being "D" variances.

**Requires Site Plan Approval, Bulk Variances, D (1) Use Variance.**

**- FIRST APPEARANCE**

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**