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

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

**DATE: THURSDAY, DECEMBER 18, 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- 042**  
**Sorya Avergun**  
**1013-1019 Market Street, B# 7912, L(S) # 14 & 15**  
**Zone – B-3 Zone (General Business District) (Residence Prohibited)**

The application is for a mixed-use application. The proposal is for an auto repair shop and residence. The first floor proposes six (6) parking spaces, a dumpster area for refuse and recycling an elevator with two (2) stairwells and the auto repair shop. The second floor proposes three (3) two (2)-bedroom units and one (1) three (3)-bedroom unit, a gym and lounge for the residents and auto repair office and storage rooms. Both uses must meet the City requirements. If approved, the following variances apply for the auto repair use. 1. Minimum area required is 20,000 SF - 9,406 SF is proposed. 2. Maximum entrance is 24' feet -26' feet is proposed. 3. Auto repair must be located 200' feet from a residential zone -0' feet is proposed. 4. Storage of flammable liquids must be stored underground- storage not shown. 5. Parking requirement is 21 spaces - 2 spaces are proposed. Variances for the residential use are as follows; 1. **Use** (residential prohibited). 2. Minimum front setback 20' feet is required - 3' feet is proposed. 3. Minimum side setback (both) 14' feet is required- 11.4' feet is proposed. 4. Minimum rear setback 25' feet is required- 4' feet is proposed. 5. Maximum height is 35' feet- 41.83' feet is proposed. 6. **F.A.R.** max is 1.2- 1.36 is proposed. 7. Maximum lot coverage allowed is 40% - 82.16% is proposed. 8. Parking requirement is 8 spaces - 4 spaces are proposed. There is a total of 13 variances for the application with 3 being "D" variances. Use, Height and F.A.R.

**Requires Site Plan Approval, Bulk Variances and “D” Variances (Use, Height and F.A.R)**  
**- FIRST APPEARANCE**

- 2. Project ID#A2024-054**  
**Swid One, LLC**  
**141-143 Spring Street, B#6011, L(S)#11**  
**Zone: I-1 Zone (Light Industrial District) (Residence Prohibited)**

The application is for a Two-Family home on a pre-existing undersized lot of 25' x 100' in the I-1 Zone. The I-1 Zone prohibits residential use. If approved, the following variances are requested. 1. **USE**. 2. Front setback 20' feet is required - 10' feet is proposed. 3. Minimum side setback (one) 3' feet is required - 0.17' feet is proposed. 4. Minimum side setback (both) 11' feet is required- 3.17' feet is proposed. 5. Maximum Height is 3 stories - 3.5 stories is proposed. 6. Maximum lot coverage is 40% - 49.7% is proposed. 7. Parking requirement is four (4) spaces –two (2) spaces are proposed. The parking analysis proposed by the Architect doesn't fit or work in a Two-family home. If approved, 7 variances are required, with 1 "D" variance for **USE**.

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