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Board Secretary

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

DATE: THURSDAY, JANUARY 22, 2026
TIME: 7:30 P.M.
PLACE: COUNCIL CHAMBERS, 3RD FLOOR
PATERSON CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

- 1. Reconsideration Request - Project ID# A2021-0108**
Roselys Ramirez, 262 East 29th Street, B# 2610, L(S) # 18
Request for Reconsideration of Application Denied on February 22, 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 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 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** 23 units are permitted- 38 units are proposed. 6. Maximum **F.A.R.** allowed is 1.4 - 3.39 is proposed. 7. Maximum lot coverage 20% is allowed- 83.74% is proposed. 8. Minimum open space requirement is 8,900 SF - 8,309 SF is proposed. 9. Parking requirement is 74 spaces with a credit of 7 for EV - total required is 67 - 66 spaces provided that includes the lot across the street. The total variances required in this application are 12 with a Use variance.

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

3. Adoption of Minutes:

- A) Regular Meeting July 10, 2025 (7:30pm)*
- B) Regular Meeting July 24, 2025 (7:30pm)*
- C) Regular Meeting August 14, 2025 (7:30pm)*
- D) Regular Meeting August 28, 2025 (7:30pm)*
- E) Regular Meeting September 11, 2025 (7:30pm)*

4. Adoption of Resolution:

- A) 26-34 North 9th Street, B#706, L(s)# 5 & 6*

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