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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) 321-1345Marco A. Laracca, Esq.  
Counsel to the BoardGary Paparozzi  
Board PlannerBianca DeCando  
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, 3<sup>RD</sup> FLOOR  
PATERSON CITY HALL  
155 MARKET STREET

**THE FOLLOWING MATTER WILL BE HEARD:****1. Reconsideration Request - Project ID# A2021-0108***Roselys Ramirez, 262 East 29<sup>th</sup> 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 9<sup>th</sup> 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, 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**