

**City of Paterson
Zoning Board of
Adjustment**

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Akkas Ali

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

DATE: THURSDAY, FEBRUARY 5th, 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# A2018-0052**
Cepeda Auto Sales, LLC, 251-255 Lafayette Street, B# 2818, L(S) # 16
Request for Reconsideration of Application Denied on March 25, 2025
- 2. 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 & DECEMBER 04, 2025

3. Adoption of Minutes:

- A) Regular Meeting December 4, 2025 (7:30pm)***
- B) Special Meeting December 11, 2025 (7:30pm)***
- C) Special Meeting December 11, 2025 (8:00pm)***
- D) Regular Meeting December 18, 2025 (7:30pm)***

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