

**COMMISSIONERS**

**Joyed Rohim, Chairman**

Karina Minauro, Vice-Chairwoman

Mohammad M. Alam

Hector E. Baralt

Yunior Fermin

Robert W. Parchment

Charlene White

**Alternates:**

Vivian Gaines

Akkas Ali



**Andre Sayegh**  
**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) 321-1345

Marco A. Laracca, Esq.  
Counsel to the Board

Gary Paparozzi  
Board Planner

Bianca DeCando  
Board Secretary

**AGENDA**  
**REGULAR MEETING**  
**ZONING BOARD OF ADJUSTMENT**

**CANCELED**

**ITEMS TO BE CARRIED TO A LATER DATE**

**DATE: THURSDAY, FEBRUARY 19, 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. Project ID# A2023-042      *CARRIED TO APRIL 23, 2026***  
**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 1st 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-bedroom units and one (1) three-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.** maximum 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, "D" Variances (Use, Height and F.A.R)**

**- ADJOURNED FROM DECEMBER 18, 2025**

**2. Project ID#A2024-054                    *CARRIED TO APRIL 23, 2026***

***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.**

**-ADJOURNED FROM DECEMBER 18, 2025**

**3. Project ID# A2025-051                    *CARRIED – DATE TO BE DETERMINED***

***Sully Reyes***

***214-228 Putnam Street, B#2815, L(S)#2 & 3***

***Zone – R-3 Zone (High-Medium Density Residential District)***

The application is a proposal to add a second floor to a building which is a restaurant supply wholesale warehouse. There are three (3) buildings which operate separately on the two lots for the application. The building of this application (Bldg. A) is 291 East 16<sup>th</sup> Street. Bldg. B, which is attached to Bldg. A with a party wall is an auto repair shop. The building to the east (Bldg. C) is another commercial unit. The proposal for Bldg. A is a **Use** variance. A D-2 variance which is an expansion of a non-conforming use. If the Use expansion is approved, the following variances subsumed are as follows: 1. Minimum Front Setback 10' feet required – 1.2' feet is proposed. 2. Minimum Side Setback (one) 10' feet is required – 0.8' feet is proposed. 3. Parking requirement for all 3 uses is 24 spaces – 11 spaces provided. A total of 4 variances are required with 1 being a "D" variance.

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

**-FIRST APPEARANCE**

**4. Adoption of Resolution**

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**