

**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, MARCH 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. Project ID# A2023-011**
783 Universe Realty, LLC
781-783 Market Street, B# 8802, L(S) # 10
Zone - R-2 Zone (Low-Medium Density Residential District)

The applicant proposes to convert an existing Two-Story Commercial Building into an accessory building to support the proposed new Two-Story Residential Building Facing Market Street. The Two-Story six (6)-unit residential building will be on the same lot. The proposal for the six (6)-unit building (Bldg. A) proposes one (1) studio units, 2 one (1)-bedroom units and 3 two (2)-bedroom units. The first floor or ground floor proposes an area for refuse and recycling in garbage pales, the main entrance with a lobby and mail room, a bike rack, a mechanics room and one (1) staircase and 1 two (2)-Bedroom unit and one (1) studio unit. The 2nd floor proposes 2 – one (1)-bedroom unit and 2 – two (2)-bedroom units. Bldg. B (rear bldg.) proposes three (3) parking spaces and a stairwell on the 1st floor. The 2nd floor proposes 1452 SF of amenity spaces for the 6-unit Bldg. The R-2 Zone only allows 1 & 2 families, so a USE variance is required. The variances subsumed in the use variance if approved are as follows: 1. Use; 2. minimum lot size 9,300 SF required and 7,615.65 SF proposed; 3. minimum lot width 90' feet required and 50' feet proposed; 4. minimum front setback (Market St.) were 20' feet is required and 1' foot is proposed; 5. minimum front setback (E. 30th St.) were 20' feet is required and 0' feet is proposed; 6. F.A.R. maximum is 1.2 and 1.79 is proposed; 7. maximum lot coverage allowed is 25% and 67.7% is proposed; 8. Open Space requirement is 1,300 SF and 0 SF is proposed. A total of 8 variances are required, with 2 being "D" variances.

Requires Site Plan Approval, Bulk Variances, D (1) Use and D (4) F.A.R Variances.

-ADJOURNED FROM MAY 1, 2025, JULY 24, 2025 & JANUARY 8, 2026

- 2. Project ID#A2024-018**
Samuel Property Management, LLC
178-180 Lyon Street, B#2922, L(S)#18
Zone - R-2 Zone (Low-Medium Density Residential District) (only 1 & 2 family homes permitted)

The applicant proposes to demolish a I-family home and garage and build a new 3-Family Building. The 1st floor proposes a I-bedroom unit. The 2nd and 3rd floors each propose 2 bedrooms. The R-2 Zone does not allow Multi-Family Dwellings, so a Use variance is required. The variances subsumed in the use if approved are as follows: 1. **USE**. 2. Minimum Side Setback (both) 14' feet required- 10.95' feet proposed. 3. Minimum Rear Setback 25' feet required- 8' feet is proposed. 4. Open space requirement 700 SF - 0 SF proposed. Pre-existing non-conforming requirement is Lot width here 50' feet is required and 49.97' feet exist. The proposal may include a parking variance if the ADA space, that is required, is shown.

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

- FIRST APPEARANCE

3. Project ID# A2024-067

Formanali, LLC

106-110 Sherwood Avenue, B#1303, L(S)#22 & 23

Zone- R-2 Zone (Low-Medium Density Residential District)

(only 1 & 2 family homes permitted)

The applicant proposes to expand a non-conforming supermarket and add a restaurant to his property. The property is Lots 22 & 23 as per the application and letter of denial. The R-2 Zone does not allow the proposal, so a Use variance is required. The variances subsumed in the use if approved are as follows: 1. **USE**. 2. Parking requirement forty – six (46) spaces –thirteen (13) spaces proposed. 3. No front yard parking permitted- front yard parking proposed. 4. One (1) unloading/unloading dock required-0 proposed.5. Only 4 spaces allowed for tandem parking- 6 spaces proposed (spaces 1-6).

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

- FIRST APPEARANCE

4. Adoption of Resolutions:

A) 376-382 5th Avenue, B#2413, L(S)#13

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**