

COMMISSIONERS

Gerald Thaxton, Chairman
Jeffrey Levine, Vice-Chairman
Roger L. Grier
Dr. Jonathan Hodges
Sikandar H. Khan
Leon Mondelli
Joyed Rohim

Alternates:

Ramon Guzman
Jorge Soriano



Andre Sayegh
Mayor

City of Paterson
Board of Adjustment

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505
Tel (973) 321-1343
Fax (973) 321-1345

Gary Paparozzi
Planner

Marco A. Laracca, Esq.
Counsel to the Board

Margarita Vega
Board Secretary
mvega@patersonnj.gov

REGULAR MEETING
THESE MATTERS MAY BE
CALLED DIFFERENTLY
THAN LISTED

DATE: THURSDAY, JUNE 13, 2019
TIME: 7:30 P.M.
PLACE: City Hall, Council Chambers
Third Floor

1. Zahan Family Business (**CARRIED FROM APRIL 25, 2019 MEETING**)
234-236 Union Avenue and 59-61 Rossiter Avenue (Block 1313, Lots 5 & 6)
Application to use the first floor for retail sales of poultry fish groceries, butcher shop, and slaughter house for live poultry. The second floor will remain with two residential units.
(Use, Bulk, Site Plan, Passaic County Planning Board Review) B-2 Zone
2. Ana Pena (**CARRIED FROM APRIL 25, 2019 MEETING**)
45-47 18th Avenue (Block 3917, Lots 17 & 18)
Application to construct a new three-story addition to an existing 2 ½ story three-family dwelling which will be increasing or expanding an existing non-conforming use in the R-2 Zone. The new addition will accommodate a new two-story foyer, master bedroom, family room, and recreation room in the basement. The applicant will provide on-site parking for 6 vehicles, whereas, 8 parking spaces are required.
(Use, Bulk, Site Plan) R-2 Zone
3. Betar Realty, LLC
520 Park Avenue (Block 8613, Lot 4)
Application to construct a mixed use building on a 25' x 100' lot. This is a permitted use in the B-1 Zone (500-4.1 and 500-4.16). The first floor will contain 679 sq. ft. of commercial space and covered parking. The second and third floor will contain two bedroom apartments on each floor. The applicant is providing four on-site parking spaces, whereas, 8 parking spaces are required. A "D" Variance will be needed for floor area ratio.
(Bulk, Site Plan, "D" Variance) B-1 Zone
4. LB Properties Holding, LLC
Application to add a small auto sales office and a two-car display area with an existing two-family dwelling. The applicant will provide on-site parking for 6 parking spaces; 2 for the auto sales business and 4 on-site parking spaces for the two-family units with three-bedrooms each.
(Bulk, Site Plan) R-2 Zone
5. Adoption of minutes.
6. Adoption of resolutions.

Maps and documents in support of the above applications are available for public inspection in the office of the Division of Planning and Zoning, 125 Ellison Street, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday

GERALD THAXTON, CHAIRMAN
MARGARITA VEGA, SECRETARY