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**Mayor**

**City of Paterson**  
**Zoning Board of**  
**Adjustment**

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Board Planner

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Counsel to the Board

Margarita Vega  
Board Secretary

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

**THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED**

**DATE: THURSDAY, MAY 5, 2022**  
**TIME: 7:30 P.M.**  
**PLACE: COUNCIL CHAMBERS**  
**THIRD FLOOR OF CITY HALL**  
**155 MARKET STREET**

THE FOLLOWING MATTER WILL BE HEARD:

- 1. American Laundry Corp**  
**414-418 East 16th Street**  
**B#3203 L# 2 & 3**

The applicant is proposing to expand an existing commercial building by constructing a (3) three-story 16,365 sq. ft. addition to an existing Laundromat that will combine the building on lot 2 and lot 3. The first floor will be 5,455 sq. ft. space and utilized as a staging area with truck loading. The second floor will be 5,455 sq. ft. space and utilized as office space and a cafeteria. The third floor will be 5,455 sq. ft. space utilized as a storage area for the building. The applicant is providing fourteen (14) of the sixty-two (62) required parking spaces.

**Requires Site Plan Approval, Use Variance and Bulk Variances.**  
**FIRST APPEARANCE**

- 2. Skyline Equities LLC**  
**39-43 Belmont Avenue**  
**Block# 601 & Lot (s) #6**

The applicant proposes to build a new four-story multiple dwelling building on an existing vacant lot. The proposed plan is consistent of twenty-one (21) residential units with ground floor parking. The 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors will consist of seven (7) one-bedroom units one each floor with the lobby and elevator entrance on the 1<sup>st</sup> floor.

**Requires Site Plan Approval, Use Variance and Bulk Variances.**  
**FIRST APPEARANCE**

- 3. Building Hope Pennsylvania Avenue, LLC**  
**102-104 Madison Avenue**  
**Block# 601 & Lot (s) #6**

The applicant proposes to build a new (3) three-story structure to be utilized as a charter school on an existing vacant parcel. The building will accommodate forty-nine (49) classrooms, a gym, courtyard and

administrative offices with onsite parking. The applicant proposes a projecting sign at 96 sq. ft. whereas 8 sq. ft. is permitted.

***Requires Site Plan Approval, Conditional Use Variance and Bulk Variances.  
FIRST APPEARANCE.***

4. Adoption of minutes.
5. Adoption of resolutions.

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 Miriam R. Perez, Board Secretary, at 973-321-1343 or via e-mail at [mperez@patersonnj.gov](mailto:mperez@patersonnj.gov) for an appointment.

**JOYED ROHIM, ACTING CHAIRMAN  
MIRIAM R. PEREZ, BOARD SECRETARY**