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City of Paterson
Zoning Board of
Adjustment

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Penni Forestieri
Recording Board Secretary

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

DATE: THURSDAY, DECEMBER 1, 2022
TIME: 7:30 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

- 1. 82-88 Montclair Ave, LLC**
86 Montclair Avenue;
B#6806, L(S) #1

The applicant proposes demolition of an existing 2 ½ story residential structure to build a new multiple dwelling unit. The applicant is proposing to building a new (4) four-story structure to accommodate eighteen (18) units composed of one (1) one-bedroom and five (5) two-bedroom apartments on the 2nd, 3rd & 4th floors with ground parking. The applicant is providing seventeen (17) parking spaces of the thirty-six (36) spaces required. This application will require variances for front yard, side yard, rear yard setback, lot coverage and height variance. This property is located in the R-2 Low Medium Density Residential District.

Requires Site Plan Approval, Use Variance and Bulk Variances

- 2. Carmen's Pharmacy & Medical Supply**
418-424 River Street;
B#2909, L(S) #2, 3 & 4

The applicant proposes to expand the existing commercial building on lot 2 and convert residential space on lot 4 into commercial space. Applicant proposes to construct a two (2)-story addition with a basement to the pharmacy located on lot 2. The applicant proposes to convert the existing first floor of the multi-family building located on lot 4 into medical offices. The applicant is providing thirteen (13) parking spaces of the thirteen (13) spaces required. This property is located in the R-2 Low Medium Density Residential District.

Requires Site Plan Approval and Bulk Variances

- 3. Urban Management Inc.**
751-753 East 27th Street;
B#3911, L(S) #15

The applicant proposes to construct a three (3)-story five (5)-unit apartment building. The applicant proposes two (2) one-bedroom apartment on the first floor and second floor and one (1) three-bedroom apartment on the third floor. The applicant is providing five (5) parking spaces of the nine (9) spaces required. This property is located in the M-U Mixed Use District.

Requires Site Plan Approval, Use Variance and Bulk Variances

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 Miriam R. Perez, Board Secretary, at 973-321-1343 or via e-mail at mperez@patersonnj.gov for an appointment.

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