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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, MARCH 9, 2023
TIME: 7:30 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

1. *SC Auction Holding LLC*
107-111 Summer Street
B#3111 L(s)# 39

The applicant is proposes to demolish and existing three (3) story industrial building to construct a three (3) story, multifamily structure containing ten (10) dwelling units with ground floor surface parking. The proposals consists of two (2) studio apartments, three (3) one-bedroom units on the 2nd floor and two (2) studio apartments, three (3) one-bedroom units on the 3rd floor, amenity space, lobby and support space with roof top terrace. The applicant is providing seven (7) spaces of the sixty-six (66) spaces required. The application will require variances for lot area, lot width, front yard, side yard and rear yard setbacks, building coverage, floor area ratio and parking variance. The property is located in the Fourth Ward Redevelopment Area RA-1 Zone District.

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

2. *JCM Investors 1012 LLC*
182-184 Lafayette Street
B#3202 L(s)# 5 & 6

The applicant is proposes redevelop the property and construct a four (4) story, multifamily structure containing twenty-one (21) dwelling units with on-site parking. The apartment units mix would consist of eighteen (18) one-bedroom units and three (3) two-bedroom units. The applicant is providing seventeen (17) spaces of the thirty-nine (39) spaces required. The application will require variances for lot area, lot width, front yard, side yard and rear yard setbacks, building coverage, floor area ratio, parking to lot line and parking variance. The property is located in the Fourth Ward Redevelopment Area RA-1 Zone District.

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

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, CHAIRMAN
MIRIAM R. PEREZ, BOARD SECRETARY