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City of Paterson
Zoning Board of
Adjustment

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Recording Board Secretary

AGENDA
SPECIAL MEETING
ZONING BOARD OF ADJUSTMENT

DATE: THURSDAY, MARCH 30, 2023
TIME: 7:30 P.M. & 8:30 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL

THE FOLLOWING MATTER WILL BE HEARD:

- 1. 330 Totowa Ave, LLC. - 7:30P.M.**
326-330 Totowa Avenue
B#1403 L(S) #2 & 3

The applicant proposes demolition of an existing 2½-frame dwelling to construct a new multiple dwelling building. The applicant proposes a (4) four-story building to accommodate Fifteen (15) residential units along with one (1) commercial/retail space with ground floor parking. The building will consist of two (2) one-bedroom and three (3) two-bedroom apartments on the 2nd, 3rd and 4th floors. The applicant is providing fifteen (15) parking spaces whereas thirty-four (34) spaces are required. The applicant will require variances for front yard, side yard setbacks, and variances for building coverage. This property is located in the R-3 High Medium Density Residential District.

Requires Site Plan Approval, Bulk Variances and "D" Variances
FIRST APPEARANCE

- 2. Alimi Builders LLC - 8:30P.M.**
50-58 East 23rd Street;
B# 2311 & Lots # 2 & 3

The applicant is seeking to demolish an existing two and a half (2 ½)-story residential structure along with an existing rear accessory structure/garage to construct a new five-story multiple dwelling building to accommodate eighteen (18) units. The proposed building will consist of eighteen (18) two-bedroom apartments on the 2nd, 3rd and 4th floors with ground floor parking spaces, and roof top amenities. The applicant is providing forty-one (41) parking spaces of the thirty-three (33) parking spaces required.

Requires Site Plan Approval, Use Variance and Bulk Variances
RECONSIDERATION APPROVED ON JANUARY 26TH, 2023 FROM 12/29/22 DENIAL

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, 8:30 a.m. to 4:00 p.m., Monday-Friday. Please contact Mayra Torres-Arenas, Board Secretary, at 973-321-1343 or via e-mail at mtorres@patersonnj.gov for an appointment.

JOYED ROHIM, CHAIRMAN
MAYRA TORRES-ARENAS, BOARD SECRETARY