

**City of Paterson
Zoning Board of
Adjustment**

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**Andre Sayegh
Mayor**

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Yunior Fermin

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Charlene White

Alternates:

Mohammad M. Alam

Osvaldo Vega

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

DATE: MONDAY, AUGUST 28, 2023
TIME: 7:30 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

1. Project ID# A2021-0151

Betar Realty, Inc.

39-45 7th Avenue, B# 2107, L(S)# 1

The applicant proposes demolition of an existing industrial site to construct a new (4) four-story multi-dwelling structure to accommodate twenty (20) apartments with ground floor parking. The plans consists of eleven (11) one-bedroom and nine (9) two-bedroom apartments on the 2nd, 3rd and 4th floors. The applicant is providing twenty-one (21) parking spaces of the thirty-eight (38) spaces that are required. The applicant will require variances for front yard, rear yard, side yard setbacks, and variances for floor area ratio, lot area, lot coverage, and lot width, maximum #units per acre, open space and parking. This property is located in the R-3 High Medium Density Residential District.

Requires Site Plan Approval, Bulk Variance and D Variance

ADJOURNED FROM APRIL 13, 2023, CARRIED FROM CANCELED MEETING OF AUGUST 3, 2023

2. Project ID# A2021-0129

M & J Auto, LLC

23-27 Bridge Street, B# 3703, L(S)# 19

The applicant proposes an expansion of an existing auto repair/auto body service whereas this is prohibited in the zone. The applicant proposes to legalize an existing new one-story structure to accommodate a spray booth along with a work area for vehicles to be painted. The applicant proposes an adjacent one-story structure to remain an office and garage utilized as an auto repair. The applicant proposes a front yard setback at 0'ft. whereas 20'ft. is required. The applicant proposes a side yard setback at 0'ft whereas 4'ft. is required. The applicant proposes a side yard setback for both sides at 15'-64"ft. whereas 14'ft. is required. The applicant proposes a rear yard setback at 0'ft. whereas 25'ft. is required. The applicant proposes 4 parking spaces whereas 1 parking space per 200sf. is required.

Requires Site Plan Approval, Use Variance and Bulk Variance

- FIRST APPEARANCE, CARRIED FROM CANCELED MEETING OF AUGUST 3, 2023

3. Adoption of Minutes

4. 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, 4th Floor, Paterson, New Jersey, 9:00 a.m. to 2:00 p.m., Monday and Wednesday. Please contact Mayra Torres-Arenas, Board Secretary, at 973-321-1343 ext. 2349 or via e-mail at mtorres@patersonnj.gov for an appointment.

JOYED ROHIM, CHAIRMAN
MAYRA TORRES-ARENAS, BOARD SECRETARY