

**City of Paterson
Zoning Board of
Adjustment**

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505
Tel (973) 321-1343
Fax (973) 321-1345

Marco A. Laracca, Esq.
Counsel to the Board

Gary Paporozzi
Board Planner

Mayra Torres-Arenas
Board Secretary



**Andre Sayegh
Mayor**

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Alternates:

Mohammad M. Alam

Osvaldo Vega

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

DATE: THURSDAY, NOVEMBER 2, 2023
TIME: 7:30 P.M.
PLACE: COUNCIL CHAMBERS
FOURTH FLOOR OF CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

- 1. Project ID# A2022-071 - *CANCELED (TO BE RESCHEDULED & RENOTICED)***
Landel & Pamela Family Trust
360-362 17th Avenue,
B# 8625, L(s)# 1 & 2

The applicant proposes a minor subdivision to existing parcels known as Lot 1 and 2 containing 26,679sf. combine. The applicant proposes the creation of (4) four-independent lots. **On Lot 1.01** the applicant proposes a lot area of 14,185sf. with an existing (2 ½) story frame one-family dwelling and garage to remain. The applicant proposes a front yard setback of 22ft. 20in. whereas 25'ft. is required on Vreeland Avenue. **On Lot 2.01** the applicant proposes a lot area of 5,079sf. to accommodate a new (2) two-family dwelling whereas this is prohibited in the zone. The applicant proposes two (2) three-bedroom apartments on the 2nd and 3rd floors with ground floor parking. The applicant proposes a front yard setback of 20'ft. whereas 25'ft. is required on East 35th Street. The applicant proposes a front yard setback of 20ft. 94in. whereas 25'ft. is required on Vreeland Avenue. The applicant proposes three (3) stories whereas 2 ½ stories are permitted. **On Lot 2.02** the applicant proposes a lot area of 5,056sf. to accommodate a new (2) two-family dwelling whereas this is prohibited in the zone. The applicant proposes two (2) three-bedroom apartments on the 2nd and 3rd floors with ground floor parking. The applicant proposes a front yard setback of 20'ft. whereas 25'ft. is required on East 35th Street. The applicant proposes a front yard setback of 10ft. 08in. whereas 25'ft is required on Vreeland Avenue. **On Lot 2.03** the applicant proposes a lot area of 2,359sf. with an existing (2) two-story frame one-family dwelling to remain. The applicant proposes a front yard setback of 0'ft whereas 25'ft is required on Vreeland Avenue. The applicant proposes a front yard setback of 0'ft whereas 25'ft. is required on East 35th Street.

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

- 2. Project ID# A2019-0058**
Carmen's Pharmacy & Medical Supply
418 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, Bulk Variances and Use Variance
-ADJOURNED FROM 12/1/22 & CANCELED FROM 09/07/23

3. **Project ID# A2021-0113**
EC Property Holdings LLC
435 10th Avenue
B# 3308, L(S)# 20

The applicant proposes renovations to the commercial space as well as modifications to the floor layout to accommodate a new studio apartment. The applicant proposes a new 2nd floor addition to accommodate two (2) two-bedroom apartments. The applicant proposes four (4) parking spaces whereas (9) nine spaces is required.

Requires Site Plan Approval, Bulk Variances and Use Variance

-ADJOURNED FROM JAN. 12, 2023 & JUNE 1, 2023

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