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**City of Paterson  
Zoning Board of  
Adjustment**

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Board Planner

Mayra Torres-Arenas  
Board Secretary

**AGENDA**  
**SPECIAL MEETING**  
**ZONING BOARD OF ADJUSTMENT**

**DATE: THURSDAY, JANUARY 25, 2024**  
**TIME: 7:30 P.M. & 8:00 P.M.**  
**PLACE: COUNCIL CHAMBERS**  
**THIRD FLOOR OF CITY HALL**

THE FOLLOWING MATTER WILL BE HEARD:

- 1. ID# A2023-013 - 7:30P.M. *ADJOURNED TO MARCH 14, 2024 @ 7:30PM***  
***Cemal Turkileri***  
***116-132 Genessee Avenue, B# 7009, L(S)# 22***

The applicant proposes demolition of an existing (2) two-story multiple-dwelling building (20,000sf.) and proposes to build a new multiple dwelling building whereas this is prohibited in the zone. The applicant proposes construction of a new (4) four-story structure to accommodate (43) forty-three residential units. The applicant proposes (37) thirty-seven one-bedroom and (6) six two-bedrooms on the 2nd, 3rd and 4th floors with onsite parking. The applicant proposes a front yard setback at 0'ft. whereas 20'ft. is required. The applicant proposes a side yard setback for both sides at 5ft. whereas 30'ft. is required. The applicant proposes a rear yard setback at 7.75'ft. whereas 25'ft. is required. The applicant proposes building height at 45'ft. whereas 35'ft. is permitted. The applicant proposes (4) four-stories whereas (3) three-stories is permitted. The applicant proposes a floor area ratio at 2.66 whereas 1.4 is permitted. The applicant proposes lot coverage at 87.6% whereas 20% is permitted.

***Requires Site Plan Approval, Bulk Variances, Use Variance and "D" Variance***  
***-FIRST APPEARANCE, ADJOURNED FROM 11-30-23***

- 2. ID# 2019-0008 - 8:00P.M.**  
***Taylor Five Apartments, LLC***  
***385-391 Totowa Avenue, B# 919, L(S)# 17***

The applicant is seeking to add a three floor addition to an existing (3) three-story vacant school for a total of (6) six floors plus basement. The applicant proposes to convert the vacant school into a (61) sixty-one apartment building. The basement will consist of a (2) two-bedroom apartment for the superintendent, utility room, community room and a gym. The first through six floor will contain (10) ten one-bedroom apartments per floor for a total of (60) sixty apartments. The applicant is providing (40) forty parking spaces of the (110) one hundred ten required spaces. There will be (25) twenty-five on-site parking spaces and (15) fifteen parking spaces at 404 Totowa Avenue.

***Requires Site Plan Approval, Bulk Variances and "D" Variance***  
***-ADJOURNED FROM 04-07-22, 08-04-22 & CARRIED FROM 11-30-23***

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, 4<sup>th</sup> 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](mailto:mtorres@patersonnj.gov) for an appointment.

**JOYED ROHIM, CHAIRMAN**  
**MAYRA TORRES-ARENAS, BOARD SECRETARY**