

**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 Paparozzi
Board Planner

Mayra Torres-Arenas
Board Secretary



**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: THURSDAY, FEBRUARY 15, 2024
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# A2021-0095**
Fairview Management, LLC
358-360 Sussex Street, B# 6804, L(s)# 7

The applicant proposes demolition of an existing (2) two-family dwelling to build a new multiple dwelling building whereas this is prohibited in the zone. The applicant proposes to construct a (3) three-story apartment building to accommodate (8) eight units. The applicant proposes (1) one-bedroom and (3) two-bedroom units on the 2nd and 3rd floors with ground floor parking. 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 3'ft. whereas 14'ft. is required. The applicant proposes a rear yard setback at 10'ft. whereas 20'ft. is required. The applicant proposes lot coverage at 79.5%, whereas 40% is permitted. The applicant proposes 6 parking spaces whereas 14 spaces is required.

Requires Site Plan Approval, Bulk Variances and Use Variance.

- FIRST APPEARANCE

- 2. Project ID# A2023-023**
B & P Auto Sales, LLC
603-607 River St. & 73-75 East 12th St., B# 7706, L(S)# 10 & 11

The applicant proposes to convert an existing 1½ story commercial building utilized as a hardware store into a motor vehicle sales/used car dealership whereas this is not permitted in the zone. The applicant proposes construction and upgrades to accommodate an office space with a reception, a sales floor/showroom, an auto repair facility, and auto-detailing shop all located on the 1st floor. The applicant also proposes a new (1) studio apartment on the 2nd floor whereas this is not permitted in the zone. The applicant proposes new parking at frontage facing River Street whereas this is prohibited in the zone. The applicant proposes a front yard setback frontage on River Street at 41.27'ft. whereas 10'ft is permitted. The applicant proposes a side yard setback at 0'ft. whereas 10'ft. is required. The applicant proposes 5 parking spaces whereas 15 spaces are required.

Requires Site Plan Approval, Bulk Variances 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 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