

**City of Paterson
Zoning Board of
Adjustment**

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Mayor**

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Mohammad M. Alam
Osvaldo Vega

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

DATE: THURSDAY, JUNE 6, 2024
TIME: 7:30 P.M.
PLACE: THIRD FLOOR OF CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

- 1. Project ID# A2022-057**
Mantor Holdings LLC
459 Union Avenue, B# 909, L(S)# 24, 25 & 26
Zone: B-2 Zone (Community Business District)

The applicant proposes demolition of an existing commercial structure auto repair service to construct a new multiple dwelling building whereas this is prohibited in the zone. The applicant proposes to build a new three-story mix-use structure on Lot 24 (25' x 100'), Lot 25 (25' x 100'), and Lot 26 (25' x 100') to accommodate twelve (12) units. The applicant proposes (2) two-commercial spaces at the 1st floor. The applicant proposes four (4) two-bedroom and one (1) one-bedroom at the 2nd and 3rd floors with ground floor parking. The application requires three (3) "D" variances. **Use, Density** where six (6) units are allowed and ten (10) residential units are proposed and **F.A.R.** where the maximum is 0.75 and 2.73 is proposed. There are a total of twelve (12) Bulk variances subsumed in the application for a total of fifteen (15) variances. The application requires thirty (30) parking spaces with a credit of three (3) spaces for EV bringing the required total to twenty-seven (27) where twenty-two (22) spaces are proposed using the car lift system.

Requires a Use Variance, Bulk Variances and Site Plan Approval.

-FIRST APPEARANCE

- 2. Project ID# A2023-055**
Mohammed & Ahmad Duqmaq
203 - 205 Illinois Avenue, B# 7608, L(S)# 21
Zone: B-2 Zone (Community Business District)

The applicant proposes conversion of an existing one-family into a two-family dwelling (7,500sf.). The applicant proposes an existing 1½ story structure to remain as residential. The applicant proposes one (1) two-bedroom unit on the 1st floor. The applicant proposes one (1) one-bedroom unit on the attic space. The applicant proposes an existing garage for parking along with a recreation area and laundry room separated by doors to the 1st floor at the basement. No access to the laundry or garage is provided to the proposed attic space unit. No changes to the existing setbacks proposed. No construction interior or exterior is proposed. The application requires three (3) spaces and two (2) spaces are proposed.

Requires a Use Variance, Bulk Variances and Site Plan Approval.

- FIRST APPEARANCE

3. Project ID# A2023-058**United Assets Management LLC****417 – 423 East 23rd Street, B# 3305, L(S)# 42****Zone: R-2 Zone (low-Medium Density Residential District) 1 & 2 Families permitted**

The applicant proposes demolition of an existing 2 ½ story frame dwelling (10,000sf.). The applicant proposes to build a new multiple dwelling building whereas this is prohibited in the zone. The applicant proposes to construct a new four-story structure to accommodate fifteen (15) residential units with parking. The applicant proposes a resident lobby area, refuse areas and an indoor parking garage at ground floor. The applicant proposes two (2) one-bedroom, two (2) two-bedroom and one (1) three-bedroom units on the 2nd, 3rd and 4th floors. The applicant also proposes an open space/terrace area at rooftop. The application requires 3 “D” variances. **Use, Density** where eleven (11) units are permitted and fifteen (15) units are proposed and **F.A.R.** where 1.4 is the maximum and 2.7 is proposed. The application requires eight (8) bulk variances subsumed in the Use application for a total of eleven (11) variances. The parking requirement is twenty-nine (29) spaces with a credit of three (3) spaces bringing the requirement down to twenty-six (26) spaces and twenty-two (22) spaces are proposed.

Requires Use Variance, Bulk Variances and Site Plan Approval.

- 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