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**Mayor**

**City of Paterson**  
**Zoning Board of**  
**Adjustment**

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Counsel to the Board

Gary Paparozzi  
Board Planner

Mayra Torres-Arenas  
Board Secretary

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

**DATE: THURSDAY, AUGUST 8, 2024**  
**TIME: 7:30 P.M. & 8:00 P.M.**  
**PLACE: TELEVISION STUDIO**  
**77 LLISON STREET**

**THE FOLLOWING MATTER WILL BE HEARD:**

- 1. ID# 2023-058 - 7:30P.M.**  
**United Assets Management LLC**  
**417-423 East 23<sup>rd</sup> Street**  
**B# 3305 L(S)# 42**  
**Zone: R-2 Zone (Low-Medium Density Residential District – 1 & 2 Families permitted)**

The applicant proposes to build a Three-Story Apartment Building with eleven (11) units. The application requires a **USE** variance and 2 additional “D” variances for **Density** where eight (8) units are allowed and eleven (11) units are proposed and **F.A.R.** where 0.75 is the maximum and 2.03 is proposed. There are five (5) bulk variances subsumed in the **Use** application for a total of eight (8) variances. Parking requirement is twenty-one (21) spaces with a credit of two (2) spaces for EV bringing the total requirement to nineteen (19) and nineteen (19) spaces are proposed.

**Requires Site Plan Approval, Bulk Variances, D(1) Use Variance, D(4) F.A.R Variance and D(5) Density Variance.**

**- ADJOURNED FROM JUNE 6, 2024**

- 2. ID# A2024-007 - 8:00P.M.**  
**EC Properties Holdings LLC**  
**9 Sherwood Avenue**  
**B# 1314, L(S)# 8.02**  
**Zone: R-2 Zone (Low-Medium Density Residential District – 1 & 2 family homes permitted)**

The applicant proposes to build a Three-Story two-family home on a pre-existing undersized lot. The existing lot is 25’ x 100’. There are four (4) new “C” variances created due to the undersized lot: Front setback, Side setback (both), lot coverage and parking. Four (4) spaces are required and two (2) spaces are proposed.

**Requires Site Plan Approval and Bulk Variances.**

**- 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, 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**