

COMMISSIONERS

Joyed Rohim, Chairman

Karina Minauro, Vice-Chairwoman

Hector E. Baralt

Yunior Fermin

Trenace Barbee-Watkins

Robert W. Parchment

Charlene White

Alternates:

Mohammad M. Alam

Osvaldo Vega



Andre Sayegh
Mayor

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

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

DATE: THURSDAY, AUGUST 22, 2024
TIME: 7:30 P.M. & 8:00 P.M.
PLACE: TELEVISION STUDIO
77 ELLISON STREET

THE FOLLOWING MATTER WILL BE HEARD:

- 1. ID# A2022-041 - 7:30P.M.**
SWID ONE LLC
153 Spring Street
B# 6011, L(S)# 7
Zone: I-1 Zone (Light Industrial District)

The applicant proposes to build a 3 ½ Story Building with two (2) residential units on a vacant lot. The application requires a **USE** variance. There are five (5) "C" variances subsumed in the **Use** application for Front Setback, Lot Coverage, Maximum Height and front yard parking.
Requires Site Plan Approval, Bulk Variances and D(1) Use Variance
- FIRST APPEARANCE

- 2. ID# A2019-0008 - 8:00P.M. *ADJOURNED TO REGULAR MEETING DATE OF OCTOBER 17, 2024 AT 7:30PM***
Taylor Five Apartments LLC
385-391 Totowa Avenue
B# 919, L(S)# 17
Zone: R-3 & B-1 Zones. (High-Medium Density Residential District & Neighborhood Business District)

The applicant proposes a revised Site Plan to convert a vacant school into a Three-Story Apartment Building with thirty-one (31) residential units. The application requires three (3) "D" variances. **Use, Density** where seventeen (17) units are allowed and thirty-one (31) units are proposed and **F.A.R.** where 0.75 is the maximum and 1.64 is proposed. The **Use** application will have a total of nine (9) variances subsumed in the application. The parking requirement is fifty-one (51) spaces after the EV credit and eleven (11) spaces are proposed on site and ten (10) spaces on a separate lot 300 feet away on Totowa Avenue.
Requires Site Plan Approval, Bulk Variances, D(1) Use Variance, D(4) F.A.R Variance and D(5) Density Variance.
- ADJOURNED FROM JUNE 3, 2024

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, 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 for an appointment.

JOYED ROHIM, CHAIRMAN
MAYRA TORRES-ARENAS, BOARD SECRETARY