

**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

Bianca DeCando
Board Secretary



Andre Sayegh
Mayor

COMMISSIONERS

Joyed Rohim, Chairman
Karina Minauro, Vice-Chairwoman
Mohammad M. Alam
Hector E. Baralt
Yunior Fermin
Robert W. Parchment
Charlene White

Alternates:

Vivian Gaines
Akkas Ali

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

DATE: THURSDAY, MAY 14, 2026
TIME: 7:30 P.M.
PLACE: TELEVISION STUDIO
77 ELLISON STREET

***Due to the City Council Meeting taking place in
the City Hall Chambers, the Zoning Board of
Adjustment meeting will be held in the
Television Studio at 77 Ellison Street.***

THE FOLLOWING MATTER WILL BE HEARD:

- 1. Project ID#A2019-0009**
Hope & Love International Deliverance Ministries, Inc.
568-572 East 19th Street, B# 3401, L(S)# 9 & 20
Zone: 4W/RA-2 Zone (4th Ward Redevelopment Residential District)

The applicant proposes to convert a commercial building into a House of Worship. The lot is a through lot which goes from East 18th Street to East 19th Street. The lot contains 11,437.8 SF. The proposed use is not permitted in the 4th Ward residential District, so a Use variance is required. The variances subsumed in the use if approved are as follows: 1. **USE**. 2. Minimum Lot Area required is 21,780 SF -11,437.8 SF is proposed. 3. Minimum Side Setback 10' feet is required-9' feet is proposed. 4. Dumpsters must be 10' feet to primary building - 3' feet is proposed. 5. No front yard parking permitted -front yard parking is proposed. 6. Parking must be 3' feet to the property line -1' foot is proposed. 7. Parking requirement is 56 spaces - 12 spaces are proposed. (a proposed lease area on the next block is proposed with 36 spaces. A total of 7 variances are required, with 1 being "D" variance for USE.

Requires Site Plan Approval, Bulk Variances and D (1) Use Variance.

- RECONSIDERATION REQUEST APPROVED ON APPLICATION DENIED ON MARCH 24, 2022

2. Project ID# A2024-067

Formanali, LLC

106-110 Sherwood Avenue, B#1303, L(S)#22 & 23

Zone- R-2 Zone (Low-Medium Density Residential District) (only 1 & 2 family homes permitted)

The applicant proposes to expand a non-conforming supermarket and add a restaurant to his property. The property is Lots 22 & 23 as per the application and letter of denial. The R-2 Zone does not allow the proposal, so a Use variance is required. The variances subsumed in the use if approved are as follows: 1. **USE.** 2. Parking requirement forty – six (46) spaces –thirteen (13) spaces proposed. 3. No front yard parking permitted- front yard parking proposed. 4. One (1) unloading/loading dock required-0 proposed.5. Only 4 spaces allowed for tandem parking- 6 spaces proposed (spaces 1-6).

Requires Site Plan Approval, Bulk Variances and D (1) USE Variance.

- ADJOURNED FROM MARCH 5, 2026

3. Project ID#A2025-024

Yariela Rivera

453 River Street, B# 2903, L(S)# 20

Zone - I-1 Zone (Light Industrial District) (further development of residences is prohibited)

The applicant proposes to legalize a third apartment in the I-1 Zone which prohibits further development of residences. The I-1 Zone does not allow the proposal, so a **Use** variance is required. The variances subsumed from the R-3 Zone for Three-Family if approved are as follows: 1. Use. 2. Parking requirement 6 spaces - 0 spaces proposed. The pre-existing variances are as follows: 1. Minimum Lot width 50' feet required- 30' feet existing. 2. Front Setback 20' feet required-16.07' feet existing. 3. Side Setback (one) 3' feet- 1.63' feet existing. 4. Side Setback (both) 12.2' feet - 5.35' feet existing. The application requires a Use variance and a parking variance.

Requires Site Plan Approval, Bulk Variances, D (1) Use Variance.

- ADJOURNED FROM APRIL 9, 2026

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 Bianca DeCando, Board Secretary, at 973-321-1343 ext. 2346 or via e-mail at bdecando@patersonnj.gov for an appointment.

JOYED ROHIM, CHAIRMAN
BIANCA DECANDO, BOARD SECRETARY