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

Alternates:
Vivian Gaines
Akkas Ali

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 Paparozzi
Board Planner

Bianca DeCando
Board Secretary

AGENDA
SPECIAL MEETING OF THE ZONING BOARD OF ADJUSTMENT

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: **THURSDAY OCTOBER 29, 2026**
TIME: **7:30 P.M.**
PLACE: **COUNCIL CHAMBERS, 3RD FLOOR**
PATERSON CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

1. ***Project ID# A2025-006 - 7:30 P.M.***
   150 Grand St, LLC
   150 Grand Street, B# 4907, L(S) # 3
   Zone- I-1 Zone (Light Industrial District)

   The application proposes to build a Six-Story Low-rise Apartment Building in the I-1 Zone, where residential development is prohibited. This requires a Use variance. There is a second Use variance for two primary uses on the same lot. A 60' foot billboard was approved by the Paterson Zoning Board in 2023. The proposal is for two (2) floors of parking and four (4) floors of apartments. Floors three (3) through six (6) will have three (3) one-bedrooms and (14) fourteen 2-bedrooms per floor for a total of 68 units. The use as proposed is not permitted in the I-1 Zone, so a **Use** variance is required. The variances subsumed in the use if approved are as follows: 1. **Use** 2. Minimum Front Setback (Grand St) 25' feet- O' feet is proposed. 3. Minimum Front Setback (Rt. 80) 25' feet- 7.93' feet is proposed. 4. Minimum Side Setback (one) 15' feet- 5.54' feet is proposed. 5. Max Lot Coverage allowed is 20% - 61.7% is proposed. 6. Open space requirement is 16,400 SF- 0 SF is proposed. 7. Max **F.A.R.** 1.4-3.3 is proposed. 8. Density 42 units permitted-68 units are proposed. 9. No parking 3' feet to property line - O' feet is proposed. There is a total of nine (9) new variances for approval with three (3) being a "D" variance for **Use, F.A.R**. and **Density.**
   Requires Site Plan Approval, Bulk Variances, "D" Variances (Use, F.A.R & Density)
   -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 Bianca DeCando, Board Secretary, at 973-321-1343 ext. 2346 or via e-mail at bdecando@patersonnj.gov for an appointment.

KARINA MINAURO, CHAIRWOMAN
BIANCA DECANDO, BOARD SECRETARY