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AGENDA

REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: **THURSDAY OCTOBER 22, 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# A2020-0115***
   Bascom Corp.
   104-110 Grand Street, B# 4808, L(S) # 1 & 2
   Zone – I-2 Zone (Light Industrial District)

   The applicant proposes to build a Three-Story Apartment Building with eight (8) residential units. The property in question is a corner lot, fronting three (3) streets. The property fronts Grand Street, Quinn Street and Barnes Street. The property is location in the I-1 Zone, which prohibits residential construction. A Use variance is required. If the use is accepted, the variances subsumed in the use application are as follows: 1. Use. 2. Minimum Lot Area 10,000 SF is required-8,548 SF is proposed. 3. Minimum Front Setback (Grand St) 20' Ft is required -0' Ft is proposed. 4. Minimum Front Setback (Barnes St) 20' Ft is required - 0' Ft is proposed. 5. Minimum Front Setback (Quinn St) 20' Ft is required-O' Ft is proposed. 6. Max Lot coverage allowed 20% - 49.85% is proposed. 7. F.A.R. max is 0.75 - 1.39 is proposed. 8. Density (7 units allowed)-8 unit proposed. 9. Open space required 2,000 SF-841 SF is proposed. 10. No front yard permitted for dumpsters - front yard proposed. 11. No parking 3' Ft to property line -1' Ft is proposed. 12. Parking required is 16 spaces with a credit of 2 spaces- requirement is 14 spaces - 13 spaces proposed. A total of 12 variances are required with 3 variances being "D" variances, **Use, Density** and **F.A.R.**
   Requires Site Plan Approval, Bulk Variances, "D" variances (Use, F.A.R & Density).
   -ADJOURNED FROM AUGUST 11, 2022, AUGUST 20, 2026, SEPTEMBER 10, 2026, SEPTEMBER 24, 2026

2. ***Project ID# A2026-036***
   Bent Avenue Real Estate Holdings, LLC
   18-32 North 7th Street, B# 601, L(S) # 31-34
   Zone -RP-1 W First Ward Redevelopment District RA-1 Zone (1 & 2 Families permitted)

   The application proposes to demolish several buildings and build a Four-Story Low-rise Building with ninety-one (91) units. The proposal is for seven (7) Studio units, 43 (1) One - bedroom units, 34 (2) two-bedroom units and 7(3) three-bedroom units. The below grade parking will have seventy-five (75) spaces roof-covered and twenty-six (26) open spaces. The

ground floor or first floor will have forty-seven (47) spaces plus ten (10) units. Floors second through fourth will have eighty-one (81) units plus 1,033 SF of amenity space per floor. The rooftop will provide 13,000 SF of open space. The application is not permitted in the 1st Ward RA-1 Zone, so if the **Use** is approved the variances subsumed will be from the 1st Ward R-4 District rather than the Low-rise requirements from the Paterson Land Use ordinance which allows for revitalization. The variances subsumed are as follows: 1. **Use**. 2. Front Setback 25' feet is required-3' feet is proposed. 3. Side Setback (one) 20' feet is required-5.5' feet is proposed. 4. Side Setback (both) 40' feet is required- 11' feet is proposed. 5. Max impervious coverage allowed is 20% - 80% is proposed. 6. Parking requirement is 173 spaces minus 15 for an EV credit- 158 spaces required - 148 spaces proposed. Six (6) variances are required with 1 being a "D" variance for USE.

Requires Site Plan Approval, Bulk Variances, "D" variance (Use).

-FIRST APPEARANCE: ADJOURNED FROM SEPTEMBER 24, 2026

3. ***Adoption of Minutes:***

    A.) Regular Meeting May 14, 2026 (7:30pm)

4. ***Adoption of Resolution:***

    A.) 568-572 East 19th Street, B# 3401, L(s)# 9 & 20
    B.) 453 River Street, B#2903, L(s)#20
    C.) 106-110 Sherwood Avenue, B#1303,L(s)# 22 & 23

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