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

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Gary Paparozzi  
Board Planner

Mayra Torres-Arenas  
Board Secretary

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

**CANCELED**

**ITEMS TO BE CARRIED TO THE DATES NOTED BELOW**

**DATE: THURSDAY, MARCH 21, 2024**  
**TIME: 7:30 P.M.**  
**PLACE: COUNCIL CHAMBERS**  
**THIRD FLOOR OF CITY HALL**  
**155 MARKET STREET**

THE FOLLOWING MATTER WILL BE HEARD:

- 1. Project ID# A2023-054 - CARRIED TO APRIL 4, 2024**  
**153-159 Pearl Street Holdings LLC**  
**153-159 Pearl Street, B# 4208, L(S)# 47, 48 and 49**

The applicant proposes demolition of (2) two-existing (1) one-story frame structures utilized as a garages (10,000sf.). The applicant proposes to build a new multiple dwelling building with parking. The applicant proposes to construct a new (4) four-story structure to accommodate (20) twenty residential units. The applicant proposes a tenant lobby area, utility rooms and refuse collection areas with parking on the ground floor. The applicant proposes (5) one-bedroom units and (1) two-bedroom units on the 2nd floor. The applicant proposes (6) one-bedroom units and (1) two-bedroom units on the 3rd floor and 4th floors. The applicant also proposes an open space/terrace area at rooftop. The applicant proposes a rear yard setback at 10'ft whereas 20'ft. is required. The applicant proposes building height at 44'ft. whereas 35'ft. is permitted. The applicant proposes (4) four-stories whereas (3) three-stories is permitted. The applicant proposes impervious coverage at 88% whereas 20% is permitted. The applicant proposes a driveway width at 24'ft. whereas 12'ft. is permitted. The applicant proposes parking area setback at 0' whereas 3'ft. is required.

**Requires Site Plan Approval, Bulk Variance and Use Variance**  
**-FIRST APPEARANCE**

- 2. Project ID# A2022-094 - CARRIED TO MAY 2, 2024**  
**St. Paul's Community Development Corp.**  
**454-456 Van Houten Street, B# 4205, L(S)# 25**

The applicant proposes an existing (2) two-story structure to remain. The applicant proposes conversion of an existing office space into a rooming house whereas this is prohibited in the zone. The applicant proposes interior renovations and changes to the existing layout to accommodate (8) eight single room occupancy units. The applicant (1) one kitchen to be shared with the 1st and 2nd floors. The applicant proposes a side yard setback of 1.17'ft. facing East 18th Street whereas 5'ft. is required. The applicant proposes 0 parking spaces whereas 14 spaces are required. The applicant proposes dwelling units per acre at 61.3 units whereas 35 units are permitted.

**Requires Site Plan Approval, Bulk Variance and Use Variance**  
**- 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, 9:00 a.m. to 2:00 p.m., Monday and Wednesday. Please contact Mayra Torres-Arenas, Board Secretary, at 973-321-1343 ext. 2349 or via e-mail at [mtorres@patersonnj.gov](mailto:mtorres@patersonnj.gov) for an appointment.

**JOYED ROHIM, CHAIRMAN**  
**MAYRA TORRES-ARENAS, BOARD SECRETARY**