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

DATE: THURSDAY, MAY 23, 2024
TIME: 7:30 P.M. & 8:00 P.M.
PLACE: 3RD FLOOR CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

- 1. ID# A2023-087 - 7:30P.M.**
26 North 9th, LLC
26-34 North 9th Street, B# 706, L(S)# 5 & 6
Zone: R-2 Zone (Low-Medium Density Residential District) 1 & 2 Families permitted.

Applicant proposes to build a Three-Story Residential Apartment Building with sixteen (16) units. There will be ten (10) - Two bedrooms and six (6) - One bedrooms. The application requires four (4) "D" variances. **Use, Height** where thirty-five (35') feet is the maximum and the proposal is 39.5' feet, **Density** where eleven (11) units are allowed and sixteen (16) units are proposed and **F.A.R.** 0.75 is the maximum and 2.66 is proposed. There are six (6) other bulk variances required for a total of ten (10) variances subsumed in the application. The parking requirement is thirty-one (31) spaces with an EV credit of three (3) bringing the total requirement to twenty-eight (28) spaces and twenty-nine (29) spaces are proposed.

Requires Site Plan Approval, Bulk Variance, 4 "D" Variances (Use, F.A.R., Density and Height)
-FIRST APPEARANCE CARRIED FROM MARCH 28, 2024 & MAY 6, 2024

- 2. ID# A2022-002 - 8:00P.M.**
Mohamed Hilal
77-79 Mill Street, B# 4706, L(S)# 22 & 23
Zone: GFHD (Great Falls Historic District)

Applicant proposes to re-build and re-design a Three-Story Building with five (5) Residential units. A rear building will be renovated for two (2) residential units for a total of seven (7) residential units. There are Two (2) "D" variances proposed for the application, **Use and F.A.R.** where 1.2 is the maximum and 2.3 is proposed. There are five (5) other bulk variances subsumed in the application for a total of seven (7) variances, fourteen (14) parking spaces are required and zero (0) spaces are proposed.

Requires Site Plan Approval, Bulk Variances and "D" Variances (Use and F.A.R.)
-ADJOURNED FROM FEBRUARY 22, 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