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**Mayor**

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

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Counsel to the Board

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: MONDAY, JUNE 3, 2024**  
**TIME: 7:30 P.M. & 8:00 P.M.**  
**PLACE: CABLEVISION STUDIO**  
**77 ELLISON STREET**

**THE FOLLOWING MATTER WILL BE HEARD:**

1. **ID# A2019-0008 - 7:30P.M.**  
**Taylor Five Apartments LLC**  
**385-391 Totowa Avenue, B# 919, L(S)# 17**  
**Zone: R-3 Zone & B-1 Zone**

The applicant proposes to convert a Three-Story vacant school into an Apartment Building. The proposal includes thirty-one (31) residential units. There will be thirty (30), one-bedroom units and one (1) two-bedroom unit. The application requires three (3) "D" variances, Use, Density and F.A.R. The application also includes eight (8) bulk variances subsumed in the application for a total of eleven (11) variances. The proposal includes an additional lot three hundred (300) feet away for parking. This is known as Lot 15, Block 1404 and is 50' x 100'. This creates a Use variance for this lot in the R-2 Zone. The application requires fifty-one (51) spaces after a five (5) space credit for EV spaces and twenty-two (22) spaces are proposed.

**Requires Site Plan Approval, Bulk Variance, Use Variance and "D" Variances**  
**- ADJOURNED FROM JANUARY 25, 2024 & CARRIED FROM MARCH 28, 2024**

2. **ID# A2023-049 - 8:00P.M.**  
**Baraka Halal Grocery LLC**  
**76 Gould Ave. & 388 Pacific St., B# 6902 & 6803, L(S)# 1, 2, 25, 26, 31 & 14**  
**Zone: B-2 & R-2 Zones**

The applicant proposes to expand the grocery store while adding parking next door and across the street. The application requires a Use variance for using lots in the R-2 Zone for parking lots. There are bulk variances for parking with the application which will be discussed.

**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, 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](mailto:mtorres@patersonnj.gov) for an appointment.

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