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Mayor**

**City of Paterson
Zoning Board of
Adjustment**

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Board Planner

Mayra Torres-Arenas
Board Secretary

AGENDA
SPECIAL MEETING
ZONING BOARD OF ADJUSTMENT

DATE: THURSDAY, JUNE 13, 2024
TIME: 7:30 P.M. & 8:00 P.M.
PLACE: TELEVISION STUDIO
77 ELLISON STREET

THE FOLLOWING MATTER WILL BE HEARD:

- 1. ID# 2023-073 - 7:30P.M.
Morris Canal Pointe, LLC
42-48, 50, 52-56 Barnes St., 185 Carlisle Ave. & 182 Carlisle Ave.
B# 5102 & 5104 L(S)# 6, 7, 8, 9 & 2
Zone: R-2 Zone (Low-Medium Density Residential District) 1 & 2 Families permitted.

The applicant proposes two (2) Apartment Buildings at 42-56 Barnes Street/185 Carlisle Avenue and another at 182 Carlisle Avenue. The site at 42-56 Barnes Street proposes twenty-nine (29) residential units in the two (2) buildings. This application requires **three "D" variances. USE, Density** where twenty (20) units are allowed and twenty-nine (29) units are proposed & **F.A.R.** where maximum is 0.75 and 1.6 is proposed. The application has ten (10) bulk variances subsumed in the Use application for a total of thirteen (13) variances.

The second Apartment Building at 182 Carlisle Avenue proposes nine (9) residential units. This application requires **two "D" variances for USE and F.A.R.** where the maximum is 0.75 and 1.3 is proposed. The application has nine (9) bulk variances subsumed in the application for a total of eleven (11) variances.

Requires Site Plan Approval, Three "D" Variances (USE, Density & F.A.R.) and Bulk Variances.
- ADJOURNED FROM OCTOBER 12, 2023

- 2. ID# A2023-068 - 8:00P.M.
1052 West Beach Street Long Beach LLC
68-92 East 15th Street
B# 2103, L(S)# 1
Zone: MU Zone (Mixed Use District) Residential use prohibited

The applicant proposes to keep the five (5) commercial unit building, known as **BUILDING "A"** and add Three Stories to accommodate sixty (60) residential units and the five (5) commercial units. **BUILDING "B"** will be Four Stories and have forty-two (42) residential units for a total of One hundred two (102) residential units. The application requires a **USE variance** and four (4) bulk variances for a total of five (5) variances subsumed in the USE application. The application proposes roof top open spaces on both buildings. Parking will be discussed.

Requires Site Plan Approval, USE Variance and Bulk Variances.
- 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, 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