

**City of Paterson
Zoning Board of
Adjustment**

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**Andre Sayegh
Mayor**

COMMISSIONERS

Joyed Rohim, Chairman

Karina Minauro, Vice-Chairwoman

Hector E. Baralt

Yunior Fermin

Robert W. Parchment

Trenace Barbee-Watkins

Charlene White

Alternates:

Mohammad M. Alam

Oswaldo Vega

AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: THURSDAY, JULY 11, 2024
TIME: 7:00 P.M.
PLACE: TELEVISION STUDIO
77 ELLISON STREET

THE FOLLOWING MATTER WILL BE HEARD:

A. Reorganization Meeting of the Paterson Zoning Board Adjustment for 2024-2025

1. Oath of Office & Swearing-in of:
 - a. Commissioner Charlene White
 - b. Commissioner Yunior Fermin
 - c. Commissioner Karina Minauro
 - d. Commissioner Joyed Rohim
2. Oath of Office & Swearing-in of Alternate I, Commissioner Mohammad M. Alam
3. Appointment of Board Secretary
4. Selection & Appointment of Chairperson
5. Selection & Appointment of Vice-Chairperson

B. Regular Meeting

1. **Project ID# A2021-0081**
Safer Laundry Service LLC
489 East 30th Street, B# 8702, L(S)# 24
Zone: R-2 Zone (Low-Medium Residential District)

The applicant proposes to use half (½) of an existing commercial building to operate a commercial laundry service. Lot coverage is thirty percent (30%), while fifty-four and nine tenths percent (54.9%) is proposed. A **USE** variance is required. All bulk variances are pre-existing. Parking will be discussed.

Requires Site Plan Approval, Use variance and 1 Bulk Variance.

- FIRST APPEARANCE

2. Project ID# A2024-009

Badrul Hasan

165-167 Arlington Avenue, B# 1605, L(S)# 10

Zone: R-1 Zone (One-Family Residential District)

The applicant proposes to build a one family home on a 50' x 100' lot. There are two (2) Bulk variances required. Side setback (both) fourteen (14') feet is required and ten (10') feet is proposed, and maximum lot coverage is thirty percent (30%), while forty-four percent (44%) is proposed.

Requires Site Plan Approval and 2 Bulk variances.

- FIRST APPEARANCE

3. Adoption of Minutes:

- a) Special Meeting April 11, 2024 (7:30pm)
- b) Special Meeting April 11, 2024 (8:00pm)
- c) Regular Meeting April 18, 2024 (7:30pm)
- d) Special Meeting April 25, 2024 (7:30pm)
- e) Special Meeting April 25, 2024 (8:00pm)
- f) Regular Meeting May 2, 2024 (7:30pm)
- g) Regular Meeting May 9, 2024 (7:30pm)
- h) Special Meeting May 23, 2024 (7:30pm)
- i) Special Meeting May 23, 2024 (8:00pm)

4. Adoption of Resolutions:

- a) 540-548 Broadway aka 656 E. 24th St., B# 3804, L# 2
- b) 31 Dey Street, B# 6914, L# 14
- c) 454-456 Van Houten Street, B# 4205, L# 6
- d) 77-79 Mill Street, B# 4706, 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 Mayra Torres-Arenas, Board Secretary, at 973-321-1343 ext. 2349 or via e-mail at mtorres@patersonnj.gov for an appointment.

MAYRA TORRES-ARENAS, BOARD SECRETARY