

**City of Paterson
Zoning Board of
Adjustment**

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**Andre Sayegh
Mayor**

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Karina Minauro, Vice-Chairwoman
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Alternates:

Mohammad M. Alam
Osvaldo Vega

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

DATE: THURSDAY, AUGUST 1, 2024
TIME: 7:30 P.M.
PLACE: TELEVISION STUDIO
77 ELLISON STREET

THE FOLLOWING MATTER WILL BE HEARD:

- 1. Project ID# A2023-061**
88-92 East Main Holdings LLC
88-92 East Main Street, B# 119, L(S)# 26, 27 & 28
Zone: 1st Ward Redevelopment Zone -RA-1 (1 & 2 family homes permitted)

The Applicant proposes to demolish a Two-Story Building and construct a new Three-Story Residential Building with nine (9) residential units on a lot of 7,395 SF. The proposal includes one (1) one-bedroom unit and eight (8) two-bedroom units. The application requires eighteen (18) parking spaces with a credit of two (2) spaces for EV for a total requirement of sixteen (16) spaces with thirteen (13) spaces provided. The application requires a Use variance and bulk variances subsumed in the application.

Requires Site Plan Approval, Bulk Variances and Use (D) Variance.

- CARRIED FROM APRIL 4, 2024, ADJOURNED FROM MAY 9, 2024 & JUNE 20, 2024

- 2. Project ID# A2023-034**
Talal Eman
88-90 Belmont Avenue, B# 301, L(S)# 18
Zone: 1st Ward Redevelopment - RA-1 Zone (Auto Sales NOT permitted)

The Applicant proposes to convert an existing vacant parcel to be developed as a commercial use whereas this is prohibited in the zone (4,850sf.). The applicant proposes land improvements to accommodate the operation of a used car dealership and proposes to construct a new one-story structure to operate an office space and paving to install eight (8) parking spaces for auto sales. The applicant proposes a rear yard setback at 5.24'ft. whereas 20'ft. is required a front yard setback at 84.42'ft. whereas 7'ft. is permitted. The applicant proposes impervious lot coverage at 100% whereas 80% is permitted. The property in question fronts 2 streets, 54.59'ft along North 7th Street and 24'ft along Belmont Avenue.

Requires Site Plan Approval, Bulk Variances and Use (D) Variance.

- FIRST APPEARANCE

- 3. Adoption of Minutes:**
- 4. Adoption of Resolutions:**

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.

JOYED ROHIM, CHAIRMAN
MAYRA TORRES-ARENAS, BOARD SECRETARY