

**City of Paterson
Zoning Board of
Adjustment**

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**Andre Sayegh
Mayor**

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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 15, 2024
TIME: 7:30 P.M.
PLACE: TELEVISION STUDIO
77 ELLISON STREET

THE FOLLOWING MATTER WILL BE HEARD:

- 1. Project ID# A2021-0079**
Mukakum Khater
294-296 22nd Avenue, B# 7505, L(S)# 11
Zone: B-3 Zone (General Business District – Residential Use Prohibited)

The Applicant proposes to add Two (2) stories above an existing commercial building. The two (2) businesses will remain on the 1st floor with a one-bedroom apartment. The 2nd & 3rd floors will have twelve (12) units for a total of thirteen (13) residential units. There will be eight (8) two bedrooms and five (5) one bedroom units. The application requires three (3) "D" Variances. **Use, Density** where five (5) units are permitted and thirteen (13) are proposed, and **F.A.R.** where 0.75 is the maximum and 2.78 is proposed.

With the **Use** variance, there are thirteen (13) other variances subsumed in the application. The parking requirement is forty-five (45) spaces and two (2) spaces are proposed. **Requires Site Plan Approval, Bulk Variances, D(1) Use Variance, D(4) F.A.R Variance and D(5) Density Variance.**
- FIRST APPEARANCE

- 2. Project ID# A2022-016**
K&S Transportation Inc.
180-182 Spring Street, B# 5810, L(S)# 2, 3, 4 & 5
Zone: Area 11 MF Zone (Multi-Family Residential District)

The Applicant is asking to make legal bus storage on the existing lot. The application requires a **USE** variance. Also parking for buses could only be limited to thirteen (13), and eighteen (18) parked buses exists. The application requires a **USE** variance and a parking variance.

Requires Site Plan Approval, Bulk Variances and D(1) 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, 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