

**City of Paterson
Zoning Board of
Adjustment**

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505
Tel (973) 321-1343
Fax (973) 321-1345

Marco A. Laracca, Esq.
Counsel to the Board

Gary Paparozzi
Board Planner

Mayra Torres-Arenas
Board Secretary



**Andre Sayegh
Mayor**

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Mohammad M. Alam
Osvaldo Vega

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

DATE: TUESDAY, MARCH 25, 2025
TIME: 7:30 P.M.
PLACE: COUNCIL CHAMBERS, 3RD FLOOR
PATERSON CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

- 1. Project ID# A2023-081**
EC Property Holdings LLC
164 Butler Street, B# 2909, L(S)# 13
Zone: R-2 Zone (Low-Medium Density Residential District)

The applicant proposes to build a Three-Story Two (2)-Family home on a vacant lot. The lot is 25.50 feet x 80.00 feet, or 2,040 SF. Each unit will consist of three (3) bedrooms and two (2) full baths, located on the second & third floors. The first floor will consist of a two (2)-car garage, a mechanic room and a laundry room. New variances created are as follows: minimum front setback of twenty (20') feet is required and ten (10') feet is proposed; minimum side setback required for both sides is 10.87' feet and 6.6' feet is proposed; minimum rear setback required is twenty (20') feet and five (5') feet is proposed; maximum lot coverage is forty percent (40%) and sixty percent (60%) is proposed; minimum setback for steps is 16' feet required and 0' feet is proposed; and four (4) parking spaces are required and two (2) spaces are proposed. Pre-existing variances are as follows: minimum lot area required is 5,000 SF and 2,040 SF is proposed and minimum lot width required is 50' feet and 25.50' feet is proposed.

Requires Site Plan Approval and Bulk variances.

- ADJOURNED FROM OCT-17-24, CANCELED FROM DEC-05-24 & FEB-06-25

- 2. Project ID# A2018-0052**
Cepeda Auto Sales, LLC
251-255 Lafayette Street, B# 2818, L(S)# 16
Zone: I-1 Zone (Light Industrial District)

The applicant proposes to create a mixed-use lot at 251-255 Lafayette Street. According to 500-4.1 for mixed use application, each use shall independently satisfy the bulk requirements of each use. New variances requested are as follows for the residential home: Four (4) parking spaces are required and three (3) spaces are proposed; parallel spaces are required to be 22' feet in length and two (2) spaces proposed are 20' feet and one (1) is 18' feet. Pre-existing variances are as follows: minimum front setback 20' feet is required and 3.23' feet exists; minimum side setback required is 4' feet and 3.28' feet exists. A **Use Variance** is required for "auto sales" because I-1 Zone auto sales is not permitted. According to NJ Case Law & MLUL, the variances subsumed by accepting the use are as follows: first there is a **Use variance**;

minimum lot area required is 10,000 Sf and 6,250 SF is proposed; minimum lot width 100' feet is required and 62.50' feet is proposed; rear setback 30' feet is required and 1.9' feet is proposed; 4 spaces are required and 0 spaces are proposed. (Note: cars for sale do not count as parking spaces)

Requires Site Plan Approval, Bulk Variance and D (1) Use Variance

- ADJOURNED FROM MAY-09-24

3. Project ID# A2023-024

Walen Gonzalez

459 11th Avenue, B# 3312, L(S)# 19

Zone: R-2 Zone (Low-Medium Density Residential District)

The applicant proposes to expand an existing grocery store on the first floor by eliminating a three (3) bedroom apartment in the rear of the store. The apartment above will remain. The application requires a D-2 variance, (expansion of a non-conforming use) According to NJ Case Law and MLUL, all variances associated with the use will be subsumed with the proposed use if approved. Therefore, the B-1 Zone requirements will apply since the business and residence are allowed in B-1. The application requires a Use variance, which is a "D" variance; parking requirement is seventeen (17) spaces and zero (0) spaces are proposed. Pre-existing variances are as follows: F.A.R. max is 1.0 and 1.96 is proposed; max lot coverage is 50% and 56% is proposed.

Requires Site Plan Approval, Bulk variances, D(1) Use, D(2) Non-Conforming and D(4) F.A.R Variance

- FIRST APPEARANCE

4. Adoption of Minutes:

- a) Regular Meeting September 19, 2024 (7:30pm)
- b) Special Meeting September 26, 2024 (7:30pm)
- c) Regular Meeting October 3, 2024 (7:30pm)
- d) Regular Meeting October 17, 2024 (7:30pm)
- e) Special Meeting October 31, 2024 (7:30pm)
- f) Special Meeting November 12, 2024 (7:30pm)

5. Adoption of Resolutions:

- a) 561 East 26th Street, B# 3411, L(s)# 16
- b)
- c)

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