



**City of Paterson  
Zoning Board of  
Adjustment**

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Charlene White

**Alternates:**

Mohammad M. Alam

Osvaldo Vega

**AGENDA**  
**SPECIAL MEETING**  
**ZONING BOARD OF ADJUSTMENT**

**DATE: THURSDAY, MARCH 27, 2025**  
**TIME: 7:30 P.M.**  
**PLACE: COUNCIL CHAMBERS, 3<sup>RD</sup> FLOOR**  
**PATERSON CITY HALL**  
**155 MARKET STREET**

**THE FOLLOWING MATTER WILL BE HEARD:**

- 1. Project ID# A2023-087 - 7:30P.M.**  
**26 North 9<sup>th</sup>, LLC**  
**26-34 North 9th Street**  
**B# 706, L(S)# 5 & 6**  
**Zone: R-2 Zone (Low-Medium Density Residential District)**

The applicant proposes to demolish an existing Two-Story Frame Dwelling and Frame Garage to build a new Three-Story Apartment Building with sixteen (16) units. The proposal is for six (6) one-bedroom units and ten (10) two-bedroom units. The first floor or ground floor proposes twenty-nine parking spaces, the dumpster area for refuse and recycling and the main entrance with a lobby, mailroom elevator & mechanic room. The second and third floors propose the sixteen (16) units. The second floor also proposes a 494 SF gym, a 271 SF tenant storage area and a 153 SF management room. The third floor also proposes a 494 SF tenant activities room, a 271 SF tenant storage area and a 153 SF maintenance room. The application also proposes a rooftop passive recreation area of 8,849 SF. The R-2 Zone only allows one & two families, so a **USE Variance** is required. The variances subsumed in the use variance if approved are as follows: **Use:** minimum front setback were twenty (20') feet is required and one foot is proposed; minimum side setback one were fifteen feet is required and two feet is proposed; minimum side setback (both) were thirty (30') feet is required and six (6') feet is proposed; minimum rear setback were twenty-five (25') feet is required and four (4') feet is proposed. **F.A.R.** maximum is 0.75 and 2.66 is proposed; **Density** were eleven (11) units are permitted and sixteen (16) units are proposed; maximum height were thirty-five (35') feet is permitted and thirty-nine point five (39.5') feet is proposed; max lot coverage allowed is 25% and 88.5% is proposed; twenty-four (24') feet is required for two-way ingress/egress and twenty-two (22') feet is proposed and no parking three feet to property line is allowed and one foot is proposed.

**Requires Site Plan Approval, Bulk Variance, 4 "D" Variances (Use, F.A.R., Density and Height)**  
**- CARRIED FROM MAR-28-24, MAY-06-24 & ADJOURNED MAY-23-24**

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, 4<sup>th</sup> 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](mailto:mtorres@patersonnj.gov) for an appointment.

**JOYED ROHIM, CHAIRMAN**  
**MAYRA TORRES-ARENAS, BOARD SECRETARY**