

**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, MAY 1, 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# A2024-008**  
**United Assets 405 15 Holdings, LLC**  
**403-405 15<sup>th</sup> Avenue, B# 3809, L(S) # 7**  
**Zone: R-2 Zone (Low-Medium Density Residential District)**

The applicant proposes to build a Three-Story Residential Building with seven units. The application proposes four, one-bedroom units and three, two-bedroom units. The ground floor proposes an area for refuse and recycling room with garbage pales, the main entrance with a lobby, a mechanics room, a stairwell and seven parking spaces. The second & three floors propose two, one-bedroom units and one, two-bedroom unit on each floor. The R-2 District only allows 1 & 2 families, so a **USE variance** is required. The variances subsumed in the use variance if approved are as follows: Use; minimum lot area 9,800 SF required and 4,786 SF is proposed; minimum lot width 95' feet required and 50' feet is proposed; minimum front setback (15<sup>th</sup> Ave.) 20' feet is required and 6' feet is proposed; minimum front setback (E 28<sup>th</sup> St.) 20' feet is required and 3' feet is proposed; minimum rear setback 25' feet is required and 19.07' feet is proposed; maximum building coverage allowed is 40% and 60.6% is proposed; parking requirement is thirteen spaces – with a credit of one spaces for EV- twelve spaces are required and seven spaces are proposed; maximum **F.A.R.** allowed is 1.2 and 1.8 is proposed; minimum open space required is 1,550 SF and 196+/- SF is proposed; dumpsters need to be 10' feet to primary Bldg. and 0' feet is proposed; no parking 3' feet to property line permitted and <1' foot is proposed.. A total of twelve variances are required, with two being a "D" variances.

**Requires Site Plan Approval, Bulk Variances, D(1) Use and D(4) F.A.R Variance.**

***-ADJOURNED FROM 09-05-24***

- 2. Project ID# A2023-011**  
**783 Universe Realty, LLC**  
**781-783 Market Street, B#8802, L(S) # 10**  
**Zone: R-2 Zone (Low-Medium Density Residential District)**

The applicant proposes to convert an existing Two-Story Commercial Building into a two (2) unit residential building and add a Three-Story, ten unit residential building on the same lot. The proposal for the ten unit building (Bldg. A) Proposes three studio units, two one-bedroom units and five two-bedroom units. The first floor or ground floor proposes an area for refuse and recycling in garbage pales, the main entrance with a lobby and mailroom, a bike rack, a mechanics room and one staircase. The

second floor proposes one studio unit, one, one-bedroom unit and two, two-bedroom units. The third floor proposes one studio unit, one, one-bedroom unit and two, two-bedroom units. The second unit building (Bldg. B) proposes one studio unit and one, two-bedroom unit. The first floor proposes three parking spaces and the one stairwell. The second floor proposes the two residential units. The R-2 Zone only allows 1 & 2 families, so a **USE variance** is required. The variances subsumed in the use variance if approved are as follows: Use; minimum lot size 10,000 SF required and 7,615.65 SF proposed; minimum lot width 100' feet required and 50' feet proposed; minimum front setback (Market St.) were 20' feet is required and 1' foot is proposed; minimum front setback (E. 30<sup>th</sup> St.) were 20' feet is required and 0' feet is proposed; minimum side setback (one) were 15' feet is required and 5' feet is proposed; **F.A.R.** max is 0.75 and 1.79 is proposed; **Density** were six units are permitted and twelve units are proposed; maximum lot coverage allowed is 25% and 67.7% is proposed; parking requirement is twenty-three spaces – with a credit of two spaces for EV, twenty-one spaces are required and eleven spaces are proposed; open space requirement is 2,500 SF and 0 SF is proposed; one address sign is permitted and two billboards 5' x 14' are proposed. A total of twelve variances are required, with three being “D” variances.

**Requires Site Plan Approval, Bulk Variances, D(1) Use, D(4) F.A.R and D(5) Density Variance.**

**- FIRST APPEARANCE**

**3. Project ID# A2024-014**

**NHJ Property Investors, LLC**

**180-192 West Broadway, B# 603, L(S) # 18**

**Zone: 1<sup>st</sup> Ward Redevelopment Zone-RA-2 District (1-4 Family permitted)**

The applicant proposes to build a Five-Story Residential Building with forty units on a vacant lot comprising 20,070 SF. The application proposes four studio units, eight, one-bedroom units and twenty-eight, two-bedroom units. The ground floor proposes an area for refuse and recycling room, the main entrance with a lobby, a mechanics room, two elevators and two stairwells and forty-six parking spaces. The 2<sup>nd</sup> to 5<sup>th</sup> floors proposes one studio unit, two, one-bedroom unit and seven, two-bedroom units on each floor. In addition to the residential units, each floor has a trash chute with an area for recyclables, ten storage bins, a 390 SF activities room, an office and janitor's room. The proposal also includes a passive recreation area on the rooftop comprising 13,252 SF. The RA-2 District only allows one- four families, so a **USE variance** is required. The variances subsumed in the use variance if approved are under the R-4 District requirements in the 1<sup>st</sup> Ward are as follows: Use; minimum lot width 200' feet required and 182.8' feet proposed; minimum front setback were 25' feet is required and 7' feet is proposed; minimum side setback (one) were 20' feet is required and 4.2' feet is proposed; minimum side setback (second) 20' feet is required and 15' feet is proposed; minimum rear setback 20' feet is required and 15.2' feet is proposed; maximum impervious coverage allowed is 20% and 89.7% is proposed; parking requirement is seventy-eight spaces – with a credit of four spaces for EV, seventy-four spaces are required and forty-six spaces are proposed; max drop curb 12' feet wide and 16' feet is proposed. A total of nine variances are required, with one being a “D” variance.

**Requires Site Plan Approval, Bulk Variances and D(1) USE Variance.**

**- FIRST APPEARANCE**

**4. Adoption of Resolutions:**

A) 262 East 29<sup>th</sup> Street, B# 2610 L(s) #18

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, 9:00 a.m. to 2:00 p.m., Monday and Wednesday. Please contact Bianca DeCando, Board Secretary, at 973-321-1343 ext. 2346 or via e-mail at [bdecando@patersonnj.gov](mailto:bdecando@patersonnj.gov) for an appointment.

**JOYED ROHIM, CHAIRMAN  
BIANCA DECANDO, BOARD SECRETARY**