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**Mayor**

## **City of Paterson Board of Adjustment**

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### **REGULAR MEETING** **THESE MATTERS MAY BE** **CALLED DIFFERENTLY** **THAN LISTED**

**DATE: THURSDAY, SEPTEMBER 26, 2019**  
**TIME: 7:30 P.M.**  
**PLACE: City Hall, Council Chambers**  
**Third Floor**

1. 425 Crooks Avenue, LLC (**CARRIED FROM JULY 25, 2019 MEETING**)  
423-425 Crooks Avenue (Block 7706, Lot 10)  
Application to construct a new two-story mixed commercial/residential building. The first floor consists of a small retail service business with 2 two-bedroom apartment units on the second floor. The applicant will provide on-site parking for 7 vehicles, whereas, 8 parking spaces are provided.  
(Use, Bulk, Site Plan) R-2 Zone
2. 849 Main Street, LLC (**CARRIED FROM JUNE 27, 2019 MEETING**)  
849 Main Street and 851-853 Main Street (Block 5704, Lots 10 & 11)  
Application to construct a new five-story mixed use building to accommodate ground floor retail, parking, and 32 apartments on a 75' x 100' lot. The applicant also wishes to combine Lots 10 & 11. The first floor will contain two commercial spaces and amenities for the apartment building. The second through fifth floors will contain 1 two-bedroom and 7 one-bedroom apartments per floor for a total of 32 apartments. Floor area ratio of 2.0 is permitted and 3.6 floor area ratio is proposed. The applicant is providing 14 on-site parking spaces, whereas, 67 parking spaces are required. The applicant is seeking a variance for height and number of stores for the five-story 51.4' building, whereas, 40' three-stories is permitted.  
(Use, Bulk, Site Plan, Passaic County Planning Board Review) B-2 Zone
3. Lizzet Zuniga  
432-436 Buffalo Avenue (Block 7704, Lot 5)  
Application to construct a 602 square foot shed on a 68' x 100' lot. No accessory building shall have a floor ground area in excess of 500 square feet or 1/3 of the first floor ground area of the principal building, whichever is lesser.  
(Bulk, Site Plan) R-1 Zone
4. Carisma Liquors & Grocery, LLC  
230 Vreeland Avenue & East 37<sup>th</sup> Street (Block 7901, Lot 21)  
Application to relocate an existing liquor store and deli grocery store to the neighboring lot. The applicant proposes to use the vacant first floor of a three-family dwelling as the liquor/grocery store; the second and third floors apartments will remain. The second floor is a two-bedroom apartment and the third floor is a one-bedroom apartment. The applicant is providing 2 on-site parking spaces of the 10 parking spaces that are required. The two-car garage (on-site parking) is located on East 37<sup>th</sup> Street.  
(Use, Bulk, Site Plan) I-1 Zone

**Paterson Board of Adjustment Agenda**  
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5. Adoption of minutes.
6. Adoption of resolutions.

Maps and documents in support of the above applications are available for public inspection 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 4:30 p.m., Monday through Friday,

**GERALD THAXTON, CHAIRMAN**  
**MARGARITA VEGA, SECRETARY**