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AGENDA
SPECIAL MEETING
BOARD OF ADJUSTMENT

**THESE MATTERS MAY BE
CALLED DIFFERENTLY
THAN LISTED**

DATE: TUESDAY, JUNE 29, 2021
TIME: 7:00 P.M.
PLACE: WEBINAR SESSION – Virtual Meeting

NOTICE PURSUANT TO THE OPEN PUBLIC MEETINGS ACT, ADDRESSING EFFECT OF CORONAVIRUS MEASURES ON THE NEXT PUBLIC MEETING CONSISTENT WITH THE CORONAVIRUS-RELATED RESTRICTIONS OF EXECUTIVE ORDER NO. 107, GIVEN ON SATURDAY, MARCH 21, 2020 BY GOVERNOR PHILIP D. MURPHY, THE BOARD OF ADJUSTMENT OF THE CITY OF PATERSON WILL NOT CONDUCT IN-PERSON PARTICIPATION OF THE PUBLIC AT ALL FUTURE MEETINGS UNTIL FURTHER NOTICE. HOWEVER, PUBLIC PARTICIPATION WILL BE AVAILABLE “BY MEANS OF COMMUNICATION EQUIPMENT” PURSUANT TO N.J.S.A. 10:4-8, COMMENCING ON WEDNESDAY, APRIL 23, 2020, AT 7:30 P.M.

THOUGH THERE MAY POTENTIALLY BE A PRACTICAL NEED FOR A LIMITED NUMBER OF ADMINISTRATIVE, TECHNICAL, OR OTHER CITY PERSONNEL TO BE PRESENT IN OR NEAR THE COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL, 155 MARKET STREET, PATERSON, NEW JERSEY, IN-PERSON PARTICIPATION OF THE PUBLIC IS PROHIBITED. NEVERTHELESS FOR REASONS OF COMPLIANCE WITH THE SAID EXECUTIVE ORDER NO. 107, PUBLIC PARTICIPATION WILL BE AVAILABLE BY **CALLING 1-973-321-1579, MEETING ID #711-680-001 (BOARD OF ADJUSTMENT SPECIAL MEETING TUESDAY, JUNE 29, 2021, AT 7:00 P.M.)** ON THE DATE AND TIME THAT THE MEETING IS SCHEDULED TO COMMENCE. THE PUBLIC MAY ALSO PARTICIPATE IN THE MEETING BY ACCESSING THE WEBSITE OF THE CITY OF PATERSON: WWW.PATERSONNJ.GOV AND FOLLOWING THE EMAIL LINK FOR THE MEETING WWW.PATERSONNJ.GOV/BOARD OF ADJUSTMENT.

On **Tuesday, June 29, 2021**, there will be a Special Meeting of the Paterson Board of Adjustment which will be held at **7:00 p.m.**, Via Webinar Session. The following matter will be heard:

1. 151-159 Crooks Avenue, LLC
149-161 Crooks Avenue, Block 7008, Lot 2; 510-516 Getty Avenue, Block 7008, Lot 1; 150 Knickerbocker Avenue, Block 7008, Lot 25; and 510-518 Getty Avenue, Block 7008, Lot 26
Application to construct a new (9) nine-story building with ground floor and surface parking. The applicant proposes building on Block 7008, Lot 1 (107’ x 80’); Lot 2 (150’ x 100’); Lot 25 (25’ x 100’); and Lot 26 (43.1’ x 100’) with a combined lot of 30,370 square feet. The applicant proposes seven (7) retail units on the first

floor, on-site parking on the 2nd, 3rd, and 4th floors, 6 one-bedroom residential units with 11 two-bedroom residential units on the 5th, 6th, 7th, 8th, and 9th floors, totaling 92 units. The applicant proposes 9 stories, whereas, 3 stories is required. The applicant proposes 95 feet of building height, whereas, 35 feet is required in the R-2 Zone and 40 feet is required in the B-2 Zone. The applicant proposes 808 square feet of usable open space, whereas, 19,750 square feet is required. The applicant proposes 0' of front yard setback on Getty Avenue, whereas, 20 feet is required. The applicant proposes 1' of front yard setback on Knickerbocker Avenue, whereas, 20' is required. The applicant proposes 0' of side yard setback, whereas, 4' is required in the B-2 Zone. Proposed is a floor area ratio of 3.3, whereas, 2.0 is required. Also, the applicant proposes 238 on-site parking spaces.

(Use, Bulk, Site Plan, Passaic Planning Board Review) R-2 Zone (Low Medium Density Residential District and B-2 (Community Business District)

2. Adoption of minutes.
3. 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, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

GERALD THAXTON, CHAIRMAN
MARGARITA VEGA, SECRETARY