

## COMMISSIONERS

**Gerald Thaxton, Chairman**  
Joyed Rohim, Vice-Chairperson  
Hector E. Baralt  
Yunior Fermin  
Karina Minauro  
Trenace Barbee-Watkins  
Charlene White

### Alternates:

Mayra Torres-Arenas  
Oscar Vega



**Andre Sayegh**  
**Mayor**

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

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

Gary Paparozzi  
Planner

Marco A. Laracca, Esq.  
Counsel to the Board

Margarita Vega  
Board Secretary  
mvega@patersonnj.gov

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

**DATE: THURSDAY, DECEMBER 2, 2021**  
**TIME: 7:30 P.M.,**  
**PLACE: City Hall, Council Chambers**  
**Third Floor**

### **AGENDA:**

1. 151-159 Crooks Avenue, LLC (**RESCHEDULED FROM OCTOBER 21, 2021 MEETING**)  
149-161 Crooks Avenue (Block 7008, Lots 1, 2, 25, & 26)  
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 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> floors, 6 one-bedroom residential units with 11 two-bedroom residential units on the 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, 8<sup>th</sup>, and 9<sup>th</sup> 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 of the 208 required.  
(Use, Bulk, Site Plan, "D" Variances, Passaic County 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, 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**