

## COMMISSIONERS

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### Alternates:

Mayra Arenas-Torres  
Osvaldo Vega



**Andre Sayegh**  
**Mayor**

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

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

**DATE: THURSDAY, JANUARY 27, 2022**  
**TIME: 7:30 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 #711-680-0071 (BOARD OF ADJUSTMENT REGULAR MEETING OF THURSDAY, JANUARY 27, 2022 AT 7:30 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](http://WWW.PATERSONNJ.GOV).

On **Thursday, January 27, 2022**, there will be a regularly scheduled meeting of the Paterson Board of Adjustment which will be held at **7:30 p.m.** Via Webinar Session (Virtual Meeting). The following matters will be heard:

1. 151-159 Crooks Avenue, LLC  
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  
Reconsideration for application denied on June 29, 2020 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. Donnelly Industries, Inc.  
188-190 Pacific Street (Block 5409, Lot 1)  
Reconsideration for application denied on May 21, 2020, to demolish a two-story residential building and then build a three-story low-rise eight (8) unit building on a 5,000 square foot lot. The first floor will contain the eight covered parking spaces. The second and third floor will consist of 1 one-bedroom and 3 two-bedroom apartments. There will be a total of four (4) apartments on the second floor and four (4) apartments on the third floor for a total of eight (8) apartments. The applicant is providing 8 spaces of the 12 spaces required in the front yard setback.  
(Bulk, "D" Variances, Site Plan) Area 11 R-Zone
  3. MI Enterprise Group, LLC (**CARRIED FROM NOVEMBER 8, 2021 MEETING**)  
49-53 Mercer Street (Block 3006, Lots 19 & 20)  
Application to demolish a two-family dwelling and construct a three-story residential building with 6, one-bedroom and 6, two-bedroom units totaling 12 units on a 7,205 square foot lot. The first floor will consist of a 1,879 square foot recreation area, 21 parking spaces, and the apartment vestibule. The second and third floors will each consist of 3, one-bedroom apartments. The applicant is providing 21 parking spaces of the 23 parking spaces that are required.  
(Use, Bulk, Site Plan) R-2 Zone (Low-Medium Density Residential District)
  4. Forman Ali Property Management (**CARRIED FROM NOVEMBER 18, 2021 MEETING**)  
98-102 Sherwood Avenue & 106-110 Sherwood Avenue (Block 1303, Lots 22 & 23)  
Application to combine two existing buildings with a pathway, demolish a portion of the building for parking, convert one building into a café and storage. The applicant proposes to demolish a portion of the building on Block 1303, Lot 23 for two parking spaces and then renovated the building to be a café and storage. The applicant proposes to build a 375 square foot storage shed for refuse and recycling. The applicant is proposing to connect the building and install an interior doorway and hallway to connect the buildings. The applicant is providing 13 parking spaces of the 29 parking spaces that are required.  
(Use, Bulk, Site Plan) R-2 Zone (Low-Medium Density Residential District)
  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**