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AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: THURSDAY, APRIL 14, 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 PARTICPATIION WILL BE AVAILABLE BY CALLING 1-973-321-1579, MEETING ID #711-680-001 (BOARD OF ADJUSTMENT REGULAR MEETING OF THURSDAY, APRIL 14, 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

THE FOLLOWING MATTER WILL BE HEARD:

1. 29-36 Canal Street, LLC - 29-36 Canal Street (Block 5509, Lot 9)

Application to demolish an existing two-story building and then construct a three-story (5) five-unit building on a 5,441.77 square foot lot. The minimum lot size in an I-1 Zone is 10,000 square feet. The first floor will contain eight covered parking spaces, one apartment, and a two-car garage. The second through third floors will consist of two (2) one-bedroom apartments per floor and a community room for a total of five (5) one-bedroom apartments in the proposed building. The applicant is providing ten (10) of the nine (9) parking spaces required. (Use, Bulk, Site Plan) I-1 Zone **The revised plans reflect a reduction from five (5) residential units to four (4) units and eliminates the parking variances. ADJOURNED FROM FEBRUARY 10TH, 2022 MEETING.**

2. 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**

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. In addition, 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)

ADJOURNED FROM FEBRUARY 24TH, 2022 MEETING.

3. JCM Investors 1012, LLC - 175-177 Pearl Street (Block 4208, Lot 39)

Applicant is seeking to construct a three-story, nine (9) unit residential apartment building with eight (8) one-bedrooms and one (1) studio apartment with a rooftop terrace as an amenity. The existing multi-family building will be demolished. The applicant provides full security. There is no parking 3' feet from property line and 1' is proposed. Sixteen (16) parking spaces are required and six (6) spaces are proposed.

(Use, "D" Variances, Bulk, Site Plan) 5th Ward Redevelopment RA-1 (1 & 2 Family Dwellings. ADJOURNED FROM FEBRUARY 10TH, 2022

4. 443 Broadway LLC (Taco Bell) 443-451 Broadway (Block 3510, Lot 3)

Applicant is seeking to demolish an automobile service facility on the subject property to construct a Taco Bell Restaurant with related onsite parking lot and drive-through facility. The applicant proposes eight (8) onsite parking spaces for employee and patrons.

(Use, "D" Variance, Bulk, Site Plan) 4th Ward Redevelopment TOD District (Transit Oriented Development District). FIRST APPEARANCE.

5. Adoption of minutes.

6. Adoption of resolutions.

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, 4th Floor, Paterson, New Jersey, 9:00 a.m. to 2:00 p.m., Monday and Wednesday. Please contact Miriam R. Perez, Board Secretary, at 973-321-1343 or via e-mail at mperez@patersonnj.gov for an appointment.

**JOYED ROHIM, ACTING CHAIRMAN
MIRIAM R. PEREZ, BOARD SECRETARY**