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AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: THURSDAY, APRIL 28, 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 #711-680-001 (BOARD OF ADJUSTMENT REGULAR MEETING OF THURSDAY, APRIL 28, 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. Millennial Luxury Apartments**
22-36 North 2nd Street (Block 207, Lots 5, 6, 7 & 8) – RECONSIDERATION OF 12/16/21 DENIAL
- 2. AL-Amanah Food Market, LLC**
375-377 Getty Avenue (Block 7001, Lot 19)

Application to convert an existing auto repair into a retail space, which is not permitted in the R-2 Zone. The applicant proposes to construct on a 7,500 sq. ft. lot or 75’ x 100’, to accommodate a supermarket on the first floor with office space and storage on the second floor. The applicant proposes a rear yard of 4.6’, whereas, 20’ is required. The applicant proposes building

coverage at 58.5%, whereas, 40% is permitted. The applicant proposes five (5) parking spaces, whereas twenty-four (24) spaces are required.

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

ADJOURNED FROM NOVEMBER 30TH, 2021 MEETING.

3. HNR Realty LLC

256-260 Wabash Avenue (Block 7104, Lot 6 & 7)

Applicant is seeking to construct a five-story thirty-two (32) unit apartment building on a 10,624 sq. ft. lot. The applicant proposes twenty-three (23) covered parking spaces and the apartment vestibule on the first floor. The second through fifth floors will consist of two (2) one-bedroom and six (6) two-bedroom apartments per floor. There will be a total of eight (8) one-bedroom and twenty-four (24) two-bedroom apartments. The plan includes 246 sq. ft. of amenity space on the second through fifth floors. The applicant is providing twenty-three (23) of the sixty-three (63) parking spaces required.

(Site Plan, "D" Variance, Use Variance, Bulk Variances) Mixed Use District (M-U). FIRST APPEARANCE.

4. Paterson Falls Realty Group LLC

456-458 Ellison Street (Block 4208, Lot 15)

Applicant is seeking to demolish an existing two-story boarding house to construct a new multiple dwelling building. The applicant proposes to construct a three-story building to accommodate twelve (12) studio apartments with two (2) parking spaces whereas twenty-two (22) spaces are required.

(Site Plan, Use Variance, Bulk Variances) 5th Ward Redevelopment Zone, RA-1 Residential 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**