

COMMISSIONERS

Joyed Rohim, Acting Chairman

Hector E. Baralt
Yunior Fermin
Karina Minauro
Trenace Barbee-Watkins
Charlene White

Alternates:

Mayra Torres-Arenas
Oscar Vega



Andre Sayegh
Mayor

City of Paterson
Zoning Board of
Adjustment

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

Gary Paparozzi
Board Planner

Marco A. Laracca, Esq.
Counsel to the Board

Margarita Vega
Board Secretary

AGENDA
SPECIAL MEETING
ZONING BOARD OF ADJUSTMENT
THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: THURSDAY, JUNE 16, 2022
TIME: 7:30 P.M. & 8:00 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL

THE FOLLOWING MATTER WILL BE HEARD:

- 1. 36 Bloomfield Ave LLC - 7:30P.M.**
22-36 Bloomfield Avenue
Block# 6808 & Lot (s) # 1, 22 & 23

The applicant proposes to construct a (5) five-story building to accommodate forty-eight (48) residential units with ground level parking with forty (70) spaces on site and thirty (30) off-site. The plan consists of three (3) 1-bdr. apartment and forty-five (45) 2-bdr. apartments on the 2nd, 3rd, 4th and 5th floors. The applicant is providing seventy (70) of the (96) parking spaces required.

Requires Site Plan Approval, Use Variance and Bulk Variances.

FIRST APPEARANCE

- 2. 151-159 Crooks Avenue, LLC - 8:00P.M.**
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 (7) seven-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, twenty-four (24) one-bedroom residential units and forty-four (44) two-bedroom residential units on the 5th, 6th, and 7th floors, totaling 68 units. The applicant proposes 172 on-site parking spaces of the 161 required. ***(Use, Bulk, Site Plan, "D" Variances, F.A.R. Passaic County Planning Board Review) R-2 Zone (Low Medium Density Residential District and B-2 (Community Business District) ADJOURNED FROM APRIL 14TH, 2022 MEETING.***

- 3. Adoption of minutes.**
4. 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, 8:30 a.m. to 4:00 p.m., Monday-Friday. 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