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**Mayor**

**City of Paterson**  
**Zoning Board of**  
**Adjustment**

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

Marco A. Laracca, Esq.  
Counsel to the Board

Gary Paparozzi  
Board Planner

Mayra Torres-Arenas  
Board Secretary

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

**DATE: THURSDAY, JUNE 15, 2023**  
**TIME: 7:30 P.M.**  
**PLACE: COUNCIL CHAMBERS**  
**THIRD FLOOR OF CITY HALL**  
**155 MARKET STREET**

THE FOLLOWING MATTER WILL BE HEARD:

**1. ID# A2021-0077**

***United Assets Management, LLC***

***512-514 East 28th Street, B# 3410, L(S)# 3***

The applicant proposes to demolish an existing garage to construct a new four (4) unit duplex with two (2) two family dwellings, each unit will contain 3 bedrooms. The applicant proposes a rear set back of 17' feet whereas 25' feet is required. The applicant proposes lot coverage at 50% whereas 40% is permitted. The applicant proposes 6 parking spaces whereas 8 spaces is required. The property in question is located in the R-2 Residential Zone.

***Requires Site Plan Approval, Use Variance, and Bulk Variance. -FIRST APPEARANCE***

**2. ID# A2022-106**

***419 Crooks Avenue, LLC***

***419-425 Crooks Avenue, B# 7706, L(S)# 10 & 11***

The applicant proposes demolition of two (2) existing structures located on Lots 10 & 11 to construct a new (4) four-story multi-dwelling structure to accommodate thirty-six (36) apartments with ground parking. The plans consists of one (1) one-bedroom and eleven (11) two-bedroom apartments on the 2nd, 3rd and 4th floors. The applicant is providing fifty-one (51) parking spaces of the seventy-four (64) spaces that are required. The applicant will require variances for front yard, rear yard, side yard setbacks, and variances for building height, lot coverage and parking. This property is located in the R-2 Low Medium Density Residential District.

***Requires Site Plan Approval, Bulk Variances and Use Variance.***

***-FIRST APPEARANCE (canceled from 03/23/23)***

**3. Adoption of Minutes.**

**4. Adoption of Resolutions.**

**5. Adoption of Board Calendar Year 2023-2024.**

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, 4<sup>th</sup> Floor, Paterson, New Jersey, 9:00 a.m. to 2:00 p.m., Monday and Wednesday. Please contact Mayra Torres-Arenas, Board Secretary, at 973-321-1343 or via e-mail at [mtorres@patersonnj.gov](mailto:mtorres@patersonnj.gov) for an appointment.

**JOYED ROHIM, CHAIRMAN**  
**MAYRA TORRES-ARENAS, BOARD SECRETARY**