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**Mayor**

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

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Counsel to the Board

Gary Paparozzi  
Board Planner

Mayra Torres-Arenas  
Board Secretary

# **AGENDA SPECIAL MEETING ZONING BOARD OF ADJUSTMENT**

**DATE: THURSDAY, AUGUST 24, 2023**  
**TIME: 7:30 P.M. & 8:00 P.M.**  
**PLACE: COUNCIL CHAMBERS**  
**THIRD FLOOR OF CITY HALL**

THE FOLLOWING MATTER WILL BE HEARD:

- 1. ID# 2022-106 - 7:30P.M.**  
**419 Crooks Avenue, LLC.**  
**419 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.***

***ADJOURNED FROM JUNE 15, 2023***

- 2. ID# 2022-102 - 8:00P.M.**  
**Paciific Outdoor Advertising, Inc.**  
**150 Grand Street, B #4907, L(S) #3**

The applicant proposes to continue the operation of an existing parking lot utilized by a fleet of school buses as well an existing trailer/office (36,888sf.). The applicant proposes a new billboard whereas this is prohibited in the zone. The applicant proposes a rear yard setback at 10'ft. whereas 20'ft. is required. The applicant proposes a side yard setback of 10'ft. whereas 20'ft. is required. The applicant proposes the height of the billboard at 75'ft whereas 40'ft is permitted. The applicant proposes lot coverage at 62.60% whereas 60% is permitted.

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

***ADJOURNED FROM APRIL 27, 2023***

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, 8:30 a.m. to 4:00 p.m., Monday-Friday. 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**