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Board Secretary

AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

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

THE FOLLOWING MATTER WILL BE HEARD:

- 1. Project ID# A2021-0095 - TO BE ADJOURNED TO FEB. 15, 2024 @ 7:30PM**
Fairview Management, LLC
358-360 Sussex Street, B# 6804, L(s)# 7

The applicant proposes demolition of an existing (2) two-family dwelling to build a new multiple dwelling building whereas this is prohibited in the zone. The applicant proposes to construct a (3) three-story apartment building to accommodate (8) eight units. The applicant proposes (1) one-bedroom and (3) two-bedroom units on the 2nd and 3rd floors with ground floor parking. The applicant proposes a front yard setback at 0'ft. whereas 20'ft. is required. The applicant proposes a side yard setback at 0'ft. whereas 4'ft. is required. The applicant proposes a side yard setback for both sides at 3'ft. whereas 14'ft. is required. The applicant proposes a rear yard setback at 10'ft. whereas 20'ft. is required. The applicant proposes lot coverage at 79.5% whereas 40% is permitted. The applicant proposes 6 parking spaces whereas 14 spaces is required.

Requires Site Plan Approval, Bulk Variances and Use Variance.

- FIRST APPEARANCE

- 2. Project ID# A2022-106 - TO BE ADJOURNED TO FEB. 1, 2024 @ 7:30PM**
419 Crooks Avenue, LLC
419-425 Crooks Avenue, B# 7706, L(S)# 10 & 11
AND BE RE-NOTICED

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 twenty-five (25) apartments with ground parking. The plans consists of two (2) one-bedroom and twenty-three (23) two-bedroom apartments on the 2nd, 3rd and 4th floors. The applicant is providing fifty-three (53) parking spaces. 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 & AUGUST 24, 2023

- 3. Project ID# A2019-0009 - TO BE ADJOURNED TO DEC 21, 2023 @ 7:30PM**
Hope & Love International Deliverance Ministries, LLC
568-572 East 19th Street, B# 3318, L# 16 & 17

Reconsideration

4. Adoption of Minutes:

- a) Special Meeting August 10, 2023 (8:00pm)**
- b) Regular Meeting August 28, 2023 (7:30pm)**
- c) Regular Meeting September 7, 2023 (7:30pm)**
- d) Special Meeting September 14, 2023 (7:30pm)**
- e) Special Meeting September 14, 2023 (8:00pm)**
- f) Regular Meeting September 21, 2023 (7:30pm)**
- g) Special Meeting September 28, 2023 (7:30pm)**
- h) Regular Meeting October 5, 2023 (7:30pm)**
- i) Special Meeting October 12, 2023 (7:30pm)**
- j) Special Meeting October 12, 2023 (8:00pm)**
- k) Regular Meeting October 19, 2023 (7:30pm)**
- l) Regular Meeting November 2, 2023 (7:30pm)**

5. Adoption of Resolutions:

- a) 93 Garrett Street, B# 5301, L(s)# 28.05**
- b) 150 Grand Street, B# 4907, L(s)# 3**
- c) 182-184 Lafayette Street, B# 3202 L(s)# 5 & 6**
- d) 154 Michigan Avenue, B# 7102, L(s)# 1**
- e) 108-114 North 7th Street, B# 414, L(s)# 1 & 21**

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 Mayra Torres-Arenas, Board Secretary, at 973-321-1343 ext. 2349 or via e-mail at mtorres@patersonnj.gov for an appointment.

JOYED ROHIM, CHAIRMAN

MAYRA TORRES-ARENAS, BOARD SECRETARY