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

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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, FEBRUARY 1, 2024**  
**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# A2021-0075**  
**Vincent Grieco**  
**89-91 3<sup>rd</sup> Avenue, B# 2312, L# 14**

The applicant proposes converting an existing (1) one-bedroom apartment on the 2nd floor into (2) two-bedroom apartments as well conversion of an existing commercial space deli into a restaurant whereas this is prohibited in the zone (50' x 100'). The applicant proposes to utilize an existing (8) eight-car garage as well legalize (2) two-open car spaces. The applicant proposes a front yard setback at 0'ft. whereas 20'ft. is required. The applicant proposes a side yard for both sides at 4.6' ft. whereas 14'ft. is required. The applicant proposes rear yard setback of 0'ft. whereas 20'ft. is required. The applicant proposes lot coverage at 74.6% whereas 40% is permitted. The applicant proposes 10 parking spaces whereas 12 spaces is required.

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

- 2. Project 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 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 3 "D" Variances (Use, Density & F.A.R.)**  
**ADJOURNED FROM 06-15-23, 08- 24-23 & 12-07-23**

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 ext. 2349 or via e-mail at [mtorres@patersonnj.gov](mailto:mtorres@patersonnj.gov) for an appointment.

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