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Mayra Torres-Arenas
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AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT
THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: THURSDAY, MARCH 7, 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 Project ID# A2022-080 - *WITHDRAWN WITHOUT PREJUDICE (3/6/24)***
Cayre Equities, LLC
26 Spring Street, B# 6102, L(S)# 4

The applicant proposes to build a new multiple dwelling building. The applicant proposes to construct a (4) four-story structure to accommodate twenty-one (21) residential units, four (4) one-bedroom and three (3) two-bedroom units on the 2nd, 3rd 4th floors with ground parking. The applicant proposes a lot area of 9,500 sq. ft. whereas 15,000 sq. ft. is required. The applicant proposes a lot width of 95 ft. whereas 150 ft. is required. The applicant proposes a front yard setback of 0'ft. whereas 25 ft. is required. The applicant proposes a side yard setback of 5.1 ft. whereas 10.2 ft. is required. The applicant proposes a side yard setback for both sides of 15 ft. whereas 30 ft. is required. The applicant proposes a rear yard setback of 10 ft. whereas 20 ft. is required. The applicant proposes lot coverage at 79.6% whereas 25% is permitted. The applicant proposes a floor area ratio at 3.98 whereas 1.4 is permitted. The applicant proposes open and amenities spaces at 2,502 sq. ft. The applicant proposes twenty-two (22) parking spaces.

Requires Site Plan Approval, Bulk Variance and D(4) F.A.R Variance
-FIRST APPEARANCE, ADJOURNED FROM 07-06-23

- 2. Project ID# A2021-0051-2**
151 Crooks Avenue, LLC
151-159 Crooks Avenue, B# 7008, L(S)# 1, 2, 25 & 26

The applicant is seeking to construct a (5) five story mixed-use development on the property. The first floor is to be composed of retail, lobby and parking space consistent with the requirements of the B-2 Business District. Additional parking is proposed on the building's 2nd floor, forty-two (42) residential units are proposed on the 3rd through 5th floors, with nine (9) two-bedrooms and five (5) one-bedrooms units per floor. A compliant number of one hundred eight (108) parking spaces, inclusive of the 10% EV credit, are proposed. The site is nearly 30,000 square feet, which meets the lot requirements.

Requires Site Plan Approval, Bulk Variance, D(1) Use Variance D(4) F.A.R Variance and D(5) Density Variance.
- FIRST APPEARANCE, ADJOURNED FROM 10-19-23

3. *Adoption of Resolutions:****a) 260-262 Trenton Avenue, B# 7204, L(s)# 21******b) 198-202 Redwood Avenue, B# 1006, L(S)# 54******c) 435 10th Avenue, B# 3308, L(S)# 20***

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**