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Zoning Board of
Adjustment

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Mayra Torres-Arenas
Board Secretary

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

DATE: THURSDAY, APRIL 18, 2024
TIME: 7:30 P.M.
PLACE: THIRD FLOOR OF CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

- 1. Project ID# A2022-106**
419 Crooks Avenue, LLC
419-425 Crooks Avenue, B# 7706, L(S)# 10 & 11
Zone: R-2 Zone (1 & 2 Family homes permitted)

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 of the 50 spaces required. A five (5) space credit for EV will bring the requirement down to forty-five (45) spaces required. The application requires three (3) "D" variances for Use, Density where seventeen (17) units are permitted and the proposal is for twenty-five (25) units, and F.A.R. The maximum allowed is 1.4 and the proposal is for 3.3. There are seven (7) other bulk variances required for the application, bringing the total to ten (10) variances.

Requires Site Plan Approval, Bulk Variances and 3 "D" Variances (Use, Density & F.A.R.)

ADJOURNED FROM: 12-07-23 & 02-01-24

2. Adoption of Minutes:

- a) Special Meeting January 25, 2024 (8:00pm)**
- b) Regular Meeting February 1, 2024 (7:30pm)**
- c) Regular Meeting February 15, 2024 (7:30pm)**
- d) Special Meeting February 22, 2024 (7:30pm)**
- e) Special Meeting February 22, 2024 (8:00pm)**
- f) Regular Meeting March 7, 2024 (7:30pm)**
- g) Special Meeting March 14, 2024 (7:30pm)**
- h) Special Meeting March 14, 2024 (8:00pm)**
- i) Special Meeting March 28, 2024 (7:30pm)Virtual**

3. Adoption of Resolution:

- a) 18-24 Lake Avenue, B# 7111, L(s)# 5, 6, 7, 8 & 9**
- b) 603-607 River Street & 73-75 East 12th Street, B# 7706, L(s)# 10 & 11**

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