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REGULAR MEETING
THESE MATTERS MAY BE
CALLED DIFFERENTLY
THAN LISTED

DATE: THURSDAY, NOVEMBER 21, 2019
TIME: 7:30 P.M.
PLACE: City Hall, Council Chambers
Third Floor

1. 849 Main Street, LLC (**CARRIED FROM OCTOBER 10, 2019 MEETING**)
849 Main Street and 851-853 Main Street (Block 5704, Lots 10 & 11)
Application to construct a new five-story mixed use building to accommodate ground floor retail, parking, and 32 apartments on a 75' x 100' lot. The applicant also wishes to combine Lots 10 & 11. The first floor will contain two commercial spaces and amenities for the apartment building. The second through fifth floors will contain 1 two-bedroom and 7 one-bedroom apartments per floor for a total of 32 apartments. Floor area ratio of 2.0 is permitted and 3.6 floor area ratio is proposed. The applicant is providing 14 on-site parking spaces, whereas, 67 parking spaces are required. The applicant is seeking a variance for height and number of stores for the five-story 51.4' building, whereas, 40' three-stories is permitted. (Use, Bulk, Site Plan, Passaic County Planning Board Review) B-2 Zone

2. 425 Crooks Avenue, LLC (**CARRIED FROM OCTOBER 24, 2019 MEETING**)
423-425 Crooks Avenue (Block 7706, Lot 10)
Application to construct a new two-story mixed commercial/residential building. The first floor consists of a small retail service business with 2 two-bedroom apartment units on the second floor. The applicant will provide on-site parking for 7 vehicles, whereas, 8 parking spaces are provided. (Use, Bulk, Site Plan) R-2 Zone

3. 1022-1026 Main Street, LLC
1022-1026 Main Street, 419-421 Sussex Street, & 421-423 Sussex Street; Block 6902, Lots 9.01, 9.02, 17, & 18, 368 Sussex Street and 369 Sussex Street; Block 6804, Lot 23 and Block 6803, Lot 17
Application to construct a five-story mixed use building on four lots. The first floor will contain four retail spaces with an area of 4,480 square feet and 29 parking spaces. The second through fourth floors will contain 3 one-bedroom apartments and 5 two-bedroom apartments per floor. The fifth floor will contain 2 one-bedroom apartments and 4 two-bedroom apartments for a total of 30 apartments. The applicant also proposes to use off-site parking at 368 Sussex Street (14 parking spaces) and 369 Sussex Street (14 parking spaces). The applicant is providing 57 parking spaces of the 80 parking spaces that are required. (Use, Bulk, Site Plan, D-Variiances, Passaic County Planning Board Review) R-2/B-2 Zones

4. A & H Investments, LLC
69-75 Montclair Avenue (Block 6808, Lot 14)
Application to construct a new two-story addition to the existing one-story building to create a new three-story pre-school daycare center. The new addition will accommodate 8 new classrooms, recreational space, and offices. The applicant is providing on-site parking for two vehicles, whereas, 52 on-site parking spaces are required.
(Conditional Use, Bulk, Site Plan) R-3 Zone
5. Adoption of minutes.
6. Adoption of resolutions.

Maps and documents in support of the above applications are available for public inspection in the office of the Division of Planning and Zoning, 125 Ellison Street, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday,

GERALD THAXTON, CHAIRMAN
MARGARITA VEGA, SECRETARY