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AGENDA
SPECIAL MEETING
BOARD OF ADJUSTMENT

**THESE MATTERS MAY BE
CALLED DIFFERENTLY
THAN LISTED**

DATE: THURSDAY, OCTOBER 1, 2020
TIME: 7:30 P.M.
PLACE: WEBINAR SESSION – Virtual Meeting

NOTICE PURSUANT TO THE OPEN PUBLIC MEETINGS ACT, ADDRESSING
EFFECT OF CORONAVIRUS MEASURES ON THE NEXT PUBLIC MEETING

CONSISTENT WITH THE CORONAVIRUS-RELATED RESTRICTIONS OF
EXECUTIVE ORDER NO. 107, GIVEN ON SATURDAY, MARCH 21, 2020 BY
GOVERNOR PHILIP D. MURPHY, THE BOARD OF ADJUSTMENT OF THE CITY
OF PATERSON WILL NOT CONDUCT IN-PERSON PARTICIPATION OF THE
PUBLIC AT ALL FUTURE MEETINGS UNTIL FURTHER NOTICE. HOWEVER,
PUBLIC PARTICIPATION WILL BE AVAILABLE “BY MEANS OF
COMMUNICATION EQUIPMENT” PURSUANT TO N.J.S.A. 10:4-8, COMMENCING
ON WEDNESDAY, APRIL 23, 2020, AT 7:30 P.M.

THOUGH THERE MAY POTENTIALLY BE A PRACTICAL NEED FOR A LIMITED
NUMBER OF ADMINISTRATIVE, TECHNICAL, OR OTHER CITY PERSONNEL TO
BE PRESENT IN OR NEAR THE COUNCIL CHAMBERS, THIRD FLOOR, CITY
HALL, 155 MARKET STREET, PATERSON, NEW JERSEY, IN-PERSON
PARTICIPATION OF THE PUBLIC IS PROHIBITED. NEVERTHELESS FOR
REASONS OF COMPLIANCE WITH THE SAID EXECUTIVE ORDER NO. 107,
PUBLIC PARTICIPATION WILL BE AVAILABLE BY **CALLING 1-973-321-1579,**
MEETING ID #711-680-0071 (BOARD OF ADJUSTMENT SPECIAL MEETING
OF THURSDAY, OCTOBER 1, 2020, AT 7:30 P.M.) ON THE DATE AND TIME
THAT THE MEETING IS SCHEDULED TO COMMENCE. THE PUBLIC MAY ALSO
PARTICIPATE IN THE MEETING BY ACCESSING THE WEBSITE OF THE CITY
OF PATERSON: WWW.PATERSONNJ.GOV AND FOLLOWING THE EMAIL LINK
FOR THE MEETING WWW.PATERSONNJ.GOV/BOARD_OF_ADJUSTMENT.

On **Thursday, October 1, 2020**, there will be a Special Meeting of the Paterson Board of
Adjustment which will be held at **7:30 p.m.**, Via Webinar Session. The following matter
will be heard:

1. 141-147 Crooks Avenue, LLC
141-147 Crooks Avenue, 144-146 Knickerbocker Avenue, 166-186 Knickerbocker
Avenue, and 170-172 Knickerbocker Avenue (Block 7007, Lots 17 & 18 and Block
7008, Lots 3 & 23)
Application to constrict a new five-story mixed use building to accommodate 4,344
square feet of ground floor retail, parking, and 32 residential apartments on a 100'

x 100' located in the B-2 Zone. Parking for 37 vehicles will be provided on the 1st floor at 166-172 Knickerbocker Avenue. The 2nd through 5th floors will contain 8 two-bedroom apartments per floor for a total of 32 two-bedroom apartments. The applicant is providing 12 on-site parking spaces and 25 parking spaces at 166-172 Knickerbocker Avenue, whereas, 86 parking spaces are required. The 37' x 100' lot, 144-146 Knickerbocker Avenue, is located in the R-2 Zone. The proposed use for the lot is a driveway to access the site. Crooks Avenue is a County Road. (Use, Bulk, and Site Plan, Passaic County Planning Board Review) B-2/R-2 Zones

2. Adoption of minutes.
3. 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