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Mayor

City of Paterson
Zoning Board of
Adjustment

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Counsel to the Board

Gary Papanozzi
Board Planner

Penni Forestieri
Recording Board Secretary

AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT
CANCELED

ITEMS TO BE ADJOURNED TO THE A LATER DATE & RE-NOTICED

DATE: THURSDAY, MARCH 23, 2023
TIME: 7:30 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

- 1. 203 Crooks Ave LLC**
203 Crooks Avenue
B#7007 L(s)# 2, 3, 5 & 6

The applicant proposes demolition of four (4) existing structures located within Lots 2, 3, 5 & 6 to construct a new (4) four-story multi-dwelling structure to accommodate forty-two (42) apartments with ground parking. The plans consists of four (4) one-bedroom and ten (10) two-bedroom apartments on the 2nd, 3rd and 4th floors. The applicant is providing fifty-one (51) parking spaces of the seventy-four (74) spaces that are required. 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 Use Variance. FIRST APPEARANCE**

- 2. 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 thirty-six (36) apartments with ground parking. The plans consists of one (1) one-bedroom and eleven (11) two-bedroom apartments on the 2nd, 3rd and 4th floors. The applicant is providing fifty-one (51) parking spaces of the seventy-four (64) spaces that are required. 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 Use Variance. FIRST APPEARANCE**

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 4:00 p.m., Monday and Wednesday. Please contact Mayra Torres-Arenas, Board Secretary, at 973-321-1343 or via e-mail at mtorres@patersonnj.gov for an appointment.

JOYED ROHIM, CHAIRMAN
MAYRA TORRES-ARENAS, BOARD SECRETARY