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**Mayor**

**City of Paterson  
Zoning Board of  
Adjustment**

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Counsel to the Board

Gary Paparozzi  
Board Planner

Mayra Torres-Arenas  
Board Secretary

**AGENDA**  
**SPECIAL MEETING**  
**ZONING BOARD OF ADJUSTMENT**

**CANCELED**

**ITEMS TO BE CARRIED TO THE DATES NOTED BELOW**

**DATE: MONDAY, NOVEMBER 27, 2023**  
**TIME: 7:30 P.M. & 8:00 P.M.**  
**PLACE: COUNCIL CHAMBERS**  
**THIRD FLOOR OF CITY HALL**

THE FOLLOWING MATTER WILL BE HEARD:

- 1. ID# A2022-027 - 7:30P.M. CARRIED TO DECEMBER 14, 2023**  
**Brothers Produce, LLC.**  
**18-24 Lake Avenue, B# 7111, L(S)# 5,6,7,8 & 9**

The applicant proposes a new multiple dwelling low rise building with a warehouse whereas this is prohibited in the zone. The applicant proposes a (4) four-story building to accommodate eighty-one (81) residential units and commercial building on the same side with ground floor parking. The applicant purposes eleven (11) one-bedroom and sixteen (16) two-bedroom apartments on the 2nd, 3rd and 4th floors. The applicant proposes a front yard setback on Knickerbocker Ave of 0'ft. The applicant proposes a front yard setback on Lake Avenue of 0'ft. The applicant proposes 202 parking spaces.

**Requires Site Plan Approval, Bulk Variances, Use Variance and "D" Variance**  
**ADJOURNED FROM 08-10-23 & 09-14-23, CANCELED FROM 10-26-23**

- 2. ID# 2022-091 - 8:00P.M. CARRIED TO JANUARY 11, 2024**  
**Yakareem, LLC**  
**369-383 Crooks Avenue**  
**B# 7707, L(S)# 18 & 19**

The applicant proposes demolition of (2) two-existing structures on Lot 18 and Lot 19. The applicant proposes to build a new multiple dwelling building with tenant retail. The applicant proposes construction of a new (5) five-story structure to accommodate (48) forty-eight residential units along with (3) three-retail spaces at ground floor. The applicant proposes (8) two-bedroom, (4) one bedroom units on the 2nd, 3rd, 4th, and 5th floors. The applicant proposes lot coverage at 53% whereas 50% is permitted. The applicant proposes floor area ratio at 2.3 units whereas 1 unit is permitted. The applicant proposes building height at 56.25'ft whereas 30'ft. is permitted. The applicant proposes building height at 5 stories whereas 2.5 stories are permitted. The applicant proposes 49 parking spaces whereas 102 is required.

**Requires Site Plan Approval, Bulk Variances, Use Variance and "D" 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, 4<sup>th</sup> Floor, Paterson, New Jersey, 8:30 a.m. to 4:00 p.m., Monday-Friday. Please contact Mayra Torres-Arenas, Board Secretary, at 973-321-1343 or via e-mail at [mtorres@patersonnj.gov](mailto:mtorres@patersonnj.gov) for an appointment.

**JOYED ROHIM, CHAIRMAN**  
**MAYRA TORRES-ARENAS, BOARD SECRETARY**