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Mayor**

**City of Paterson
Zoning Board of
Adjustment**

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Board Planner

Mayra Torres-Arenas
Board Secretary

AGENDA
SPECIAL MEETING
ZONING BOARD OF ADJUSTMENT

DATE: THURSDAY, JANUARY 11, 2024
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.**
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 11-27-23, CARRIED FROM 12-14-23

- 2. ID# 2022-091 - 8:00P.M.**
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, CARRIED FROM 11-27-23

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, 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 for an appointment.

JOYED ROHIM, CHAIRMAN
MAYRA TORRES-ARENAS, BOARD SECRETARY