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Bianca DeCando
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AGENDA
SPECIAL MEETING OF THE ZONING BOARD OF ADJUSTMENT

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: **THURSDAY NOVEMBER 12, 2026**
TIME: **7:30 P.M.**
PLACE: **COUNCIL CHAMBERS, 3RD FLOOR**
PATERSON CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

1. ***Project ID# A2025-060 - 7:30 P.M.***
   203 Crooks Ave, LLC
   292 West Railway Avenue, B# 7007, L(S) # 2,3,5,6
   Zone- R-2 Zone (Low–Medium Density Residential District)

   The application proposes to demolish three two-family buildings and build a five-Story Mixed-use Building in the R-2 Zone. The proposal is for twenty – four (24) units. Three (3) units will be 1-bedroom and twenty-one (21) units will be 2-bedroom. The proposal also includes four (4) commercial units totaling 5,334 SF of retail space. The use is not permitted in the R-2 Zone, so a **Use** variance is required. The variances subsumed in the use if approved are as follows: 1. **Use** 2. Minimum Lot Width 150'ft. is required-1104.85 ft. is proposed. 3. Minimum Front Setback (W Railway) 25' feet is required- 0' feet is proposed. 4. Minimum Front Setback (Crooks) 25' feet is required-0.42' feet is proposed. 5. Minimum Side Setback (one) 15' feet is required- O' feet is proposed. 6. Minimum Side setback (both) 30' feet is required- O' feet is proposed. 7. Minimum Rear Setback 20' feet is required-0' feet is proposed. 8. Max Lot Coverage is 20% - 99.4% is proposed. 9. Density 21 units permitted-24 units proposed. 10. Max F.A.R. 1.4 - 4.42 proposed. 11. Open space required 5,850 SF- 5,460 SF is proposed. Note: Total parking requirement is 74 spaces with a 7-space credit for EV- 67 spaces required -68 spaces proposed. There is a total of 11 variances for approval with three (3) being "D" variances for Use, Density and F.A.R.
   Requires Site Plan Approval, Bulk Variances, "D" Variances (Use, F.A.R & Density)
   -FIRST APPEARANCE

2. ***Adoption of minutes:***

   A.) Regular Meeting July 23, 2026 (7:30pm)

3. ***Adoption of Resolution:***

   A.) 385 Main Street, B# 6101, L#(s) 27

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 2:00 p.m., Monday and Wednesday. Please contact Bianca DeCando, Board Secretary, at 973-321-1343 ext. 2346 or via e-mail at bdecando@patersonnj.gov for an appointment.

KARINA MINAURO, CHAIRWOMAN
BIANCA DECANDO, BOARD SECRETARY