

**City of Paterson  
Zoning Board of  
Adjustment**

125 Ellison Street, 4<sup>th</sup> Floor  
Paterson, New Jersey 07505  
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**Andre Sayegh  
Mayor**

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Charlene White

**Alternates:**

Mohammad M. Alam  
Osvaldo Vega

**AGENDA**  
**REGULAR MEETING**  
**ZONING BOARD OF ADJUSTMENT**

**CANCELED**

**ITEMS TO BE ADJOURNED TO A LATER DATE**

**DATE:** THURSDAY, DECEMBER 5, 2024  
**TIME:** 7:30 P.M.  
**PLACE:** TELEVISION STUDIO  
77 ELLISON STREET

**THE FOLLOWING MATTER WILL BE HEARD:**

- 1. ID# A2019-0008** ***CARRIED TO FEBRUARY 6, 2025***  
**Taylor Five Apartments LLC**  
**385-391 Totowa Avenue**  
**B# 919, L(S)# 17**  
**Zone: R-3 & B-1 Zones. (High-Medium Density Residential District & Neighborhood Business District)**

The applicant proposes a revised Site Plan to convert a vacant school into a Three-Story Apartment Building with thirty-one (31) residential units. The application requires three (3) "D" variances. **Use, Density** where seventeen (17) units are allowed and thirty-one (31) units are proposed and **F.A.R.** where 0.75 is the maximum and 1.64 is proposed. The **Use** application will have a total of nine (9) variances subsumed in the application. The parking requirement is fifty-one (51) spaces after the EV credit and eleven (11) spaces are proposed on site and ten (10) spaces on a separate lot 300 feet away on Totowa Avenue.

**Requires Site Plan Approval, Bulk Variances, D(1) Use Variance, D(4) F.A.R Variance and D(5) Density Variance.**

**- ADJOURNED FROM JUNE 3, 2024 & CARRIED FROM OCTOBER 17, 2024**

- 2. Project ID# A2023-081** ***CARRIED TO FEBRUARY 6, 2025***  
**EC Property Holdings LLC**  
**164 Butler Street, B# 2909, L(S)# 13**  
**Zone: R-2 Low Medium Density Residential District.**

The applicant proposes to construct a new (3) three-story structure to accommodate a new (2) two-family dwelling at an existing vacant parcel. Applicant proposes to accommodate two (2) three-bedroom units and parking with accessories rooms on the first floor. The second and third floors each propose one (1) three-bedroom unit with an unfinished attic space. The applicant proposes a lot area at 2,040 square feet whereas 5,000 square feet is required; rear yard setback at five (5) feet as twenty (20) feet is required; lot coverage at 61% whereas 40% is permitted; lot width at 25.5 feet whereas 50 feet is required. The applicant proposes front step projecting at ten (10) feet whereas four (4) feet is permitted. Two (2) parking spaces are proposed whereas four (4) spaces are required.

**Requires Site Plan Approval and Bulk variances.**

**- ADJOURNED FROM OCTOBER 17, 2024**

3. **Project ID# A2022-104** **CARRIED TO FEBRUARY 6, 2025**  
**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**

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, 9:00 a.m. to 2:00 p.m., Monday and Wednesday. Please contact Mayra Torres-Arenas, Board Secretary, at 973-321-1343 ext. 2349 or via e-mail at [mtorres@patersonnj.gov](mailto:mtorres@patersonnj.gov) for an appointment.

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