

**City of Paterson
Zoning Board of
Adjustment**

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505
Tel (973) 321-1343
Fax (973) 321-1345

Marco A. Laracca, Esq.
Counsel to the Board

Gary Paparozzi
Board Planner

Mayra Torres-Arenas
Board Secretary



**Andre Sayegh
Mayor**

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Alternates:

Mohammad M. Alam
Osvaldo Vega

AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT
THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: THURSDAY, APRIL 3, 2025
TIME: 7:30 P.M.
PLACE: COUNCIL CHAMBERS, 3RD FLOOR
PATERSON CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

- 1. Reconsideration Request:**
Project ID# A2022-106
419 Crooks Avenue, LLC
419-425 Crooks Avenue
Block# 7706, Lot(s)# 10 & 11

Request for Reconsideration of Application Denied on April 18, 2024.

- 2. Project ID# A2019-0008**
Taylor Five Apartments LLC
385-391 Totowa Avenue
Block# 919, Lot(s)# 17
Zone: R-3 & B-1 Zones. (High-Medium Density Residential District & Neighborhood Business District)

The applicant proposes to convert a 3-Story vacant school into a 3-Story Apartment Building with 31 units. The proposal is for 30 1-bedroom units and 1 2-bedroom unit. The basement proposes a gym, a community room, a 2-bedroom unit, tenant storage, a laundry room, a recycle room, the trash compactor and mechanics. The first floor to the third floor proposes 10 1-bedroom units each floor, a recycle room, a mail room and a trash chute. The application also proposes roof-top passive recreation comprising 8.028 SF. The variances required are as follows: Use; F.A.R. max is 0.75 and 1.64 is proposed; density where 17 units are permitted and 31 units are proposed; parking requirement is 56 spaces where 11 spaces are proposed on site and 10 spaces are proposed at 404 Totowa Ave.; min size bedroom is 600 SF and several units are proposed at 572 SF; No parking allowed 3' feet to property line and 0' feet is proposed; dumpsters must be 10' feet to the principle building and 3' feet is proposed; dumpsters must be 5' feet to property line and 0' feet is proposed; 24' feet is required for ingress/egress and 17' feet is proposed. Additional variances created at 404 Totowa Avenue are as follows: Use; 24' feet required for ingress/egress and 18' feet is proposed. A total of 11 variances are required, with 3 being "D" variances.

Requires Site Plan Approval, Bulk Variance and 3 "D" Variances (USE, DENSITY & F.A.R.)
- ADJOURNED FROM 06-03-24, CARRIED FROM 10-17-24 & 12-05-24 & CANCELED FROM 02-02-25

**3. Project ID# A2022-104
203 Crooks Avenue, LLC
203 Crooks Avenue
Block# 7007, Lot(s)# 2, 3, 5 & 6
Zone: R-2 Zone (Low-Medium Density Residential District)**

The applicant proposes to build a 5-Story Building with 42 units. The proposal is for 12 1-bedroom units and 30 2-bedroom unit. The basement proposes a mechanics room. The first floor proposes parking for 41 spaces, a 315 SF gym, a lobby and a dumpster area for refuse & recycling. The second floor proposes parking for 39 spaces and a 645 SF community room. Floors 3 to 5 proposes 14 units each floor, a recycle storage room, and a trash chute. The application also proposes roof-top passive recreation comprising 13,712 SF. The application requires a USE variance. If you accept the Use, the following variances will be subsumed in the application. The variances required are as follows: Use; F.A.R. max is 1.4 and 4.00 is proposed; density where 21 units are permitted and 42 units are proposed; min lot width 150' feet is required and 82' feet is proposed; min front setback on Crooks is 25' feet and 0' feet is proposed; min front setback on West Railway is 25' feet and 0' feet is proposed; min side setback (one) 15' feet is required and 0' feet is proposed; min side setback (both) 30' feet is required and 0' feet is proposed; min rear setback 20' feet is required and 4.06' feet is proposed; max lot coverage is 20% and 81% is proposed; No parking allowed 3' feet to property line and 0.63' feet is proposed; 24' feet is required for ingress/egress and 17' feet is proposed. Additional variances created at 404 Totowa Avenue are as follows: Use; 24' feet required for ingress/egress and 21' feet is proposed. A total of 12 variances are required, with 3 being "D" variances.

**Requires Site Plan Approval, Bulk Variance and 3 "D" Variances (USE, DENSITY & F.A.R.)
- FIRST APPEARANCE, CARRIED 12-05-24 & CANCELED FROM 02-02-25**

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 Mayra Torres-Arenas, Board Secretary, at 973-321-1343 ext. 2349 or via e-mail at mtorres@patersonnj.gov for an appointment.

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