

## COMMISSIONERS

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Ramon Guzman



**Jane E. Williams-Warren**  
**Mayor**

## **City of Paterson Board of Adjustment**

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Board Secretary  
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**AGENDA**  
**REGULAR MEETING**  
**THESE MATTERS MAY BE  
CALLED DIFFERENTLY  
THAN LISTED**

**DATE:** THURSDAY, APRIL 26, 2018  
**TIME:** 7:30 P.M.  
**PLACE:** City Hall, Council Chambers  
Third Floor

1. Love Farms, LLC (**CARRIED FROM MARCH 8, 2018 MEETING**)  
202-204 Albion Avenue a/k/a 422-428 Chamberlain Avenue  
(Block 1010, Lots 1 & 37)  
Application to construct a new two-story (2,088 S.F.) masonry addition to an existing food processing facility to distribution of meat and poultry. The new addition shall include a new processing area, storage, and office space. The applicant is providing parking spaces for two trucks on-site and proposing 22 vehicles off-site to be provided by lease.  
(Use, Bulk, Site Plan) R-3 Zone
2. M & M Brothers, F.P., LLC (**CARRIED FROM MARCH 8, 2018 MEETING**)  
577-579 River Street, 581-583 River Street, & 585 River Street  
(Block 2004, Lots 9, 10, & 11)  
Application to construct a new two-story commercial building, including a basement. The first floor will consist of the Tropicana Club/Bar Go-Go Lounge and restaurant. The second floor will consist of a lounge and offices for the Tropicana Club. The applicant is providing 16 on-site parking spaces of the 87 parking spaces that are required.  
(Use, Bulk, Site Plan) B-1 Zone
3. Pedro Angustia (**CARRIED FROM MARCH 15, 2018 MEETING**)  
132-134 East 26<sup>th</sup> Street (Block 2502, Lot 20)  
Application to legalize an existing third apartment unit located in the basement. The primary units on the first and second floor contains three bedrooms each. The basement apartment consists of a one-bedroom unit. The applicant is providing five parking spaces of the six parking spaces that are required.  
(Use, Bulk, Site Plan) R-2 Zone
4. Iglesia Christiana Pentecostal Church  
319-329 Straight Street (Block 6210, Lots 6, 7, 9, 10, 11, 12, & 13)  
Application to demolish part of an existing church and reconstruct a new two-story addition to the existing church. The new addition will accommodate a new congregation sanctuary with pulpit/alter on the first floor and fellowship hall/community service on the second floor. The applicant shall provide twenty-seven (27) on-site parking spaces of the seventy-seven (77) that are required.  
(Use, Bulk, Site Plan, Passaic County Planning Board Review) RP-5W (C-2 Zone)
5. Adoption of minutes.
6. Adoption of resolutions.

Maps and documents in support of the above applications are available for public inspection 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 4:30 p.m., Monday through Friday

**GERALD THAXTON, CHAIRMAN**  
**MARGARITA RODRIGUEZ, SECRETARY**