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Mayor

City of Paterson Board of Adjustment

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

Gary Paparozzi
Planner

Marco A. Laracca, Esq.
Counsel to the Board

Margarita Vega
Board Secretary
mvega@patersonnj.gov

REGULAR MEETING **THESE MATTERS MAY BE** **CALLED DIFFERENTLY** **THAN LISTED**

DATE: THURSDAY, DECEMBER 12, 2019
TIME: 7:30 P.M.
PLACE: City Hall, Council Chambers
Third Floor

1. Shah Motors, LLC (**CARRIED FROM OCTOBER 24, 2019 MEETING**)
217-221 Ryerson Avenue (Block 1203, Lot 4)
Application to operate wholesale auto sales business with an office on a 75' x 100' corner vacant lot. The applicant proposes to construct a 1 ½ story showroom, office, and garage. Three (3) parking spaces are required and the applicant is providing 12 on-site parking spaces.
(Use, Bulk, Site Plan) R-2 Zone
2. Alstra Associates, LLC (**CARRIED FROM OCTOBER 24, 2019 MEETING**)
165 Putnam Street and 172 Lyon Street; Block 2922, Lots 16 & 21
Application to convert the first floor of an existing commercial building into two separate apartments. The applicant is providing four (4) of the eight (8) parking spaces required on a macadam lot in the R-2 Zone.
(Use, Bulk, Site Plan) I-1 Light Industrial Zone (165 Putnam Street) and R-2 Zone (172 Lyon Street)
3. 1022-1026 Main Street, LLC (**CARRIED FROM NOVEMBER 21, 2019 MEETING**)
1022-1026 Main Street, 419-421 Sussex Street, & 421-423 Sussex Street; Block 6902, Lots 9.01, 9.02, 17, & 18, 368 Sussex Street and 369 Sussex Street; Block 6804, Lot 23 and Block 6803, Lot 17
Application to construct a five-story mixed use building on four lots. The first floor will contain four retail spaces with an area of 4,480 square feet and 29 parking spaces. The second through fourth floors will contain 3 one-bedroom apartments and 5 two-bedroom apartments per floor. The fifth floor will contain 2 one-bedroom apartments and 4 two-bedroom apartments for a total of 30 apartments. The applicant also proposes to use off-site parking at 368 Sussex Street (14 parking spaces) and 369 Sussex Street (14 parking spaces). The applicant is providing 57 parking spaces of the 80 parking spaces that are required.
(Use, Bulk, Site Plan, D-Variations, Passaic County Planning Board Review)
R-2/B-2 Zones
4. A & H Investments, LLC (**CARRIED FROM NOVEMBER 21, 2019 MEETING**)
69-75 Montclair Avenue (Block 6808, Lot 14)
Application to construct a new two-story addition to the existing one-story building to create a new three-story pre-school daycare center. The new addition will accommodate 8 new classrooms, recreational space, and offices. The applicant is

providing on-site parking for two vehicles, whereas, 52 on-site parking spaces are required.

(Conditional Use, Bulk, Site Plan) R-3 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, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday,

GERALD THAXTON, CHAIRMAN
MARGARITA VEGA, SECRETARY