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**City of Paterson
Board of Adjustment**

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REGULAR MEETING
THESE MATTERS MAY BE
CALLED DIFFERENTLY
THAN LISTED

DATE: THURSDAY JANUARY 9, 2020
TIME: 7:30 P.M.
PLACE: City Hall, Council Chambers
Third Floor

1. **M & M Brothers, F.P., LLC (CARRIED FROM NOVEMBER 14, 2019 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 with basement. The first floor will contain dining area, bar areas, and dance floor. The second floor will contain two business offices and manager security offices. The applicant is providing 16 on-site parking spaces of the 87 parking spaces that are required.
(Use, Bulk, Site Plan) B-1 Zone
2. **425 Crooks Avenue, LLC (CARRIED FROM NOVEMBER 21, 2019 MEETING)**
423-425 Crooks Avenue (Block 7706, Lot 10)
Application to construct a new two-story mixed commercial/residential building. The first floor consists of a small retail service business with 2 two-bedroom apartment units on the second floor. The applicant will provide on-site parking for 7 vehicles, whereas, 8 parking spaces are provided.
(Use, Bulk, Site Plan) R-2 Zone
3. **849 Main Street, LLC (CARRIED FROM DECEMBER 19, 2019 MEETING)**
849 Main Street and 851-853 Main Street (Block 5704, Lots 10 & 11)
Application to construct a new five-story mixed use building to accommodate ground floor retail, parking, and 32 apartments on a 75' x 100' lot. The applicant also wishes to combine Lots 10 & 11. The first floor will contain two commercial spaces and amenities for the apartment building. The second through fifth floors will contain 1 two-bedroom and 7 one-bedroom apartments per floor for a total of 32 apartments. Floor area ratio of 2.0 is permitted and 3.6 floor area ratio is proposed. The applicant is providing 14 on-site parking spaces, whereas, 67 parking spaces are required. The applicant is seeking a variance for height and number of stores for the five-story 51.4' building, whereas, 40' three-stories is permitted.
(Use, Bulk, Site Plan, Passaic County Planning Board Review) B-2 Zone

4. JCM Investors 1012, LLC (**CARRIED FROM DECEMBER 16, 2019 MEETING**)

130-132 Butler Street; (Block 2908, Lot 21)

Application to construct a three-story 9 unit Building on a vacant 50' x 100' lot. The minimum lot size in an R-2 Zone is 50' x 100' for a one and two-family dwelling. The applicant proposes to build a three-story building that consists of 6 cover parking spaces and 1 two-bedroom apartment on the first floor. The second and third floor will contain 1 studio apartment, 2 one-bedroom apartments, and 1 two-bedroom apartment per floor. There will be a total of 9 apartments in the building. The applicant is providing 6 spaces of the 18 spaces that are required. (Use, Bulk, D Variance, Site Plan) R-2 Zone

4. Adoption of minutes.

5. 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