

COMMISSIONERS

Gerald Thaxton, Chairman
Leon Mondelli, Vice-Chairman
Pamela Dumas
Dr. Jonathan Hodges
Jeffrey Levine
Joyed Rohim

Alternates:

Jorge Soriano
Trenace Barbee-Watkins



Andre Sayegh
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, APRIL 23, 2020
TIME: 7:30 P.M.

NOTICE PURSUANT TO THE OPEN PUBLIC MEETINGS ACT, ADDRESSING
EFFECT OF CORONAVIRUS MEASURES ON THE NEXT PUBLIC MEETING

CONSISTENT WITH THE CORONAVIRUS-RELATED RESTRICTIONS OF
EXECUTIVE ORDER NO. 107, GIVEN ON SATURDAY, MARCH 21, 2020 BY
GOVERNOR PHILIP D. MURPHY, THE BOARD OF ADJUSTMENT OF THE CITY
OF PATERSON WILL NOT CONDUCT IN-PERSON PARTICIPATION OF THE
PUBLIC AT ALL FUTURE MEETINGS UNTIL FURTHER NOTICE. HOWEVER,
PUBLIC PARTICIPATION WILL BE AVAILABLE "BY MEANS OF
COMMUNICATION EQUIPMENT" PURSUANT TO N.J.S.A. 10:4-8, COMMENCING
ON **WEDNESDAY, APRIL 23, 2020 AT 7:30 P.M.**

THOUGH THERE MAY POTENTIALLY BE A PRACTICAL NEED FOR A LIMITED
NUMBER OF ADMINISTRATIVE, TECHNICAL, OR OTHER CITY PERSONNEL TO
BE PRESENT IN OR NEAR THE COUNCIL CHAMBERS, THIRD FLOOR, CITY
HALL, 155 MARKET STREET, PATERSON, NEW JERSEY, IN-PERSON
PARTICIPATION OF THE PUBLIC IS PROHIBITED. NEVERTHELESS FOR
REASONS OF COMPLIANCE WITH THE SAID EXECUTIVE ORDER NO. 107,
PUBLIC PARTICIPATION WILL BE AVAILABLE BY **CALLING 1-973-321-1579,**
MEETING ID #711-680-0071 (BOARD OF ADJUSTMENT MEETING OF APRIL
23, 2020 AT 7:30 P.M.) ON THE DATE AND TIME THAT THE MEETING IS
SCHEDULED TO COMMENCE. THE PUBLIC MAY ALSO PARTICIPATE IN THE
MEETING BY ACCESSING THE WEBSITE OF THE CITY OF PATERSON:
WWW.PATERSONNJ.GOV AND FOLLOWING THE EMAIL LINK FOR THE
MEETING WWW.PATERSONNJ.GOV/PLANNINGBOARD.

On Thursday, April 23, 2020, there will be a regularly scheduled meeting of the Paterson
Board of Adjustment which will be held at 7:30 p.m. The following matters will be heard:

1. **U-Metal, LLC (CARRIED FROM MARCH 12, 2020 MEETING)**
219 Lafayette Street (Block 2801, Lot 1)
Application was previously approved on October 11, 2018, to install a truck scale
and a metal recycling process to its existing metal processing facility. The
approved hours of operation are from 7:30 a.m. to 4:30 p.m., Monday through
Friday. The applicant is now seeking to expand the hours of operation to 6:00
a.m. to 10:00 p.m., expand the days of operation to Monday through Saturday,
and add employees.
(Use, bulk, Passaic County Planning Board Review) I-1 Zone

2. Cathedral of St. John The Baptist **(CARRIED FROM APRIL 9, 2020 MEETING)**
94-110 Hamilton Avenue, a/k/a 357-391, 387, 389 & 391 Grand Street
(Block 6217, Lots 1, 2, 3, 4, & 5)
Application to expand an existing place of worship. The applicant proposes to demolish an existing two and three-story building on Lot 2 and then build a two-story 14,894 square foot building with a 2,224 square foot basement. The applicant proposes to use the basement for bathrooms and a mechanical room. The first floor will be a mix of office space, classrooms, and a parking garage. The second floor will be used for classrooms. The applicant is providing 17 parking spaces of the 75 additional parking spaces needed. The parking analysis does not include the parking for the existing classrooms, offices, and place of worship
(Use, Bulk, Site Plan, and Passaic County Planning Board Review) B-4 Zone
3. Paterson Property Holdings, LLC / Paragon NJ Properties, LLC
124-128 Putnam Street (Block 2920, Lot 14)
Application to convert an existing six-family into 28 residential units (20 one-bedroom units and 8 two-bedroom) on a 75' x 100' corner lot. The present use is a six-family dwelling with three bedrooms on each unit. The applicant is providing 9 parking spaces, whereas, 22 parking spaces are required.
(Use, Bulk, 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, 9:00 a.m. to 2:00 p.m., Monday and Wednesday. Please contact the Board Secretary, Margarita Vega at (973) 321-1343 or e-mail mvega@patersonnj.gov for an appointment to view applications.

GERALD THAXTON, CHAIRMAN
MARGARITA VEGA, SECRETARY