

## COMMISSIONERS

**Gerald Thaxton, Chairman**  
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Dr. Jonathan Hodges  
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### Alternates:

Jorge Soriano  
Trenace Barbee-Watkins



**Andre Sayegh**  
**Mayor**

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

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

**DATE: THURSDAY, MAY 21, 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 MAY 21,**  
**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/BOARDOFADJUSTMENT](http://WWW.PATERSONNJ.GOV/BOARDOFADJUSTMENT).

On **Thursday, May 21, 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. 425 Crooks Avenue, LLC (**RECHEDUED FROM MAY 14, 2020 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

2. JCM Investors 1012, LLC (**RESCHEDULED FROM MAY 14, 2020 MEETING**)  
130-132 Butler Street; (Block 2908, Lot 21)  
Application to construct a three-story 5 unit building on a vacant 50' x 100' lot, The minimum lot size is 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 covered parking spaces and one-bedroom apartment on the first floor. The second floor will contain 2 two-bedroom apartments and the third floor will contain 1 one-bedroom apartment and 1 two-bedroom apartment. There will be a total of five apartments in the building. The applicant is providing 6 spaces of the 10 spaces required.  
(Use, Bulk, D Variance, Site Plan) R-2 Zone
3. Donnelly Industries, Inc. (**RESCHEDULED FROM MAY 14, 2020 MEETING**)  
188-190 Pacific Street (Block 5409, Lot 1)  
Application to demolish a two-story residential building and then build a three-story low-rise eight (8) unit building on a 5,000 square foot lot. The first floor will contain the eight covered parking spaces. The second and third floor will consist of 1 one-bedroom and 3 two-bedroom apartments. There will be a total of four (4) apartments on the second floor and four (4) apartments on the third floor for a total of eight (8) apartments. The applicant is providing 8 spaces of the 12 spaces required in the front yard setback.  
(Bulk, "D" Variances, Site Plan) Area 11 R-Zone
4. 365 Marshall Street, LLC (**RESCHEDULED FROM MAY 14, 2020 MEETING**)  
361-367 Marshall Street (Block 5508, Lots 18 & 19)  
Application to construct a new five-story 32 unit residential building on vacant land. The first floor will contain 8 apartments and 20 parking spaces, whereas, 62 parking spaces are required.  
(Use, Bulk, Site Plan, Passaic County Planning Board Review) Area 11 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 by appointment only in the office of the Division of Planning and Zoning, 125 Ellison Street, 4<sup>th</sup> Floor, Paterson, New Jersey, 9:00 a.m. to 2:00 p.m., Monday and Wednesday. Please contact Margarita Vega, Board of Adjustment Secretary, at 973-321-1343 or via e-mail at [mvega@patersonnj.gov](mailto:mvega@patersonnj.gov) for an appointment.

**GERALD THAXTON, CHAIRMAN**  
**MARGARITA VEGA, SECRETARY**