

## COMMISSIONERS

**Gerald Thaxton, Chairman**  
Pamela Dumas, Vice-Chairperson  
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Jeffrey Levine  
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Joyed Rohim

## Alternates:

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, SEPTEMBER 24, 2020**  
**TIME: 7:30 P.M. – VIA WEBINAR SESSION**

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 REGULAR MEETING**  
**OF THURSDAY, SEPTEMBER 24, 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, September 24, 2020**, there will be a regularly scheduled meeting of the  
Paterson Board of Adjustment which will be held at **7:30 p.m.** Via Webinar Session  
(Virtual Meeting). The following matters will be heard:

1. **M & M Brothers, F.P., LLC (CARRIED FROM MAY 28, 2020 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

**Board of Adjustment Regular Meeting Agenda**  
**September 24, 2020**  
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2. Hope & Love International Deliverance Ministries, Inc.  
568-572 East 19<sup>th</sup> Street (Block 3401, Lots 19 & 20)  
Application to convert a two-story industrial warehouse into a House of Worship in a residential zone. The applicant does not meet the requirements in the Zoning Ordinance Section 500-5.3 Places of Worship in residential districts. The applicant will provide 13 parking spaces of the 90 parking spaces that are required.  
(Use, Bulk, "D" Variances, Site Plan) RP-4W/RA-2 Zone
3. DTF Holdings, LLC  
182-188 East 33<sup>rd</sup> Street (Block 8504, Lot 5)  
Application to construct a five-story 32 unit apartment building on a vacant 10,937.50 square foot lot. The first floor will contain 32 covered parking spaces. The second through fifth floors will contain 4 one-bedroom and 4 two-bedroom apartments per floor for a total of 32 apartments. The applicant is providing 32 parking spaces of the 61 spaces that are required  
(Use, Bulk, "D" Variances, Site Plan) H-1 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, 4<sup>th</sup> Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

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