

COMMISSIONERS

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REGULAR MEETING THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: THURSDAY, OCTOBER 22, 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, OCTOBER 22, 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.

On **Thursday, October 22, 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. 29-36 Canal Street, LLC (**CARRIED FROM AUGUST 13, 2020 MEETING**)
29-36 Canal Street (Block 5509, Lot 9)
Application to demolish an existing two-story building and then construct a three-
story (5) five-unit building on a 5,441.77 square foot lot. The minimum lot size in
an I-1 Zone is 10,000 square feet. The first floor will contain eight covered
parking spaces, one apartment, and a two-car garage. The second through third
floors will consist of 2 one-bedroom apartments per floor and a community room
for a total of 5 one-bedroom apartments in the proposed building. The applicant
is providing 10 of the 9 parking spaces required.
(Use, Bulk, Site Plan) I-1 Zone

2. Taylor Five Apartments, LLC
385-391 Totowa Avenue (Block 919, Lot 17) and 404-406 Totowa Avenue (Block 1404, Lot 15)
Application to add a three floor addition to an existing three story vacant school for a total of 6 floors plus a basement. The applicant proposes to convert the vacant school into a 61 unit apartment building. The basement will consist of a two-bedroom apartment for the superintendent, utility room, community room, and a gym. The first through six floors will contain 10 one-bedroom apartments per floor for a total of sixty apartments. The applicant is providing 40 parking spaces of the 110 required spaces. There will be 25 on-site parking spaces and 15 parking spaces to be located at 404-406 Totowa Avenue
3. Adoption of minutes.
4. 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