

## COMMISSIONERS

**Gerald Thaxton, Chairman**  
Pamela Dumas, Vice-Chairperson  
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Dr. Jonathan Hodges  
Jeffrey Levine  
Karina Minauro  
Joyed Rohim

## Alternates:

Trenace Barbee-Watkins



**Andre Sayegh**  
**Mayor**

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

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

**DATE: THURSDAY, NOVEMBER 12, 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, NOVEMBER 12, 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](http://WWW.PATERSONNJ.GOV) AND FOLLOWING THE EMAIL LINK  
FOR THE MEETING [WWW.PATERSONNJ.GOV/BOARDOFADJUSTMENT](http://WWW.PATERSONNJ.GOV/BOARDOFADJUSTMENT).

On **Thursday, November 12, 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. 425 Crooks Avenue, LLC (**CARRIED FROM JULY 23, 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. DTF Holdings, LLC (**CARRIED FROM SEPTEMBER 24, 2020 MEETING**)  
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
3. Mariglen Shehu  
392-394 River Street (Block 2902, Lot 3)  
Application to convert a three-family into a four-family dwelling on an irregular shaped lot. The first floor will contain two apartments. One (1) two bedroom apartment and 1 one-bedroom apartment. The second and third floors will contain a three bedroom apartment on each floor. The applicant is providing 2 parking spaces of the 8 parking spaces that are required.  
(Use, Bulk, “D” Variances, Site Plan) MU Mixed Use 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**