

**COMMISSIONERS**

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**Andre Sayegh**  
**Mayor**

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

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Board Secretary  
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**AGENDA**  
**SPECIAL MEETING**  
**BOARD OF ADJUSTMENT**

**THESE MATTERS MAY BE  
CALLED DIFFERENTLY  
THAN LISTED**

**DATE: MONDAY, DECEMBER 14, 2020**  
**TIME: 7:30 P.M.**  
**PLACE: WEBINAR SESSION – Virtual Meeting**

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 SPECIAL MEETING**  
**OF MONDAY, DECEMBER 14, 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/BOARD\\_OF\\_ADJUSTMENT](http://WWW.PATERSONNJ.GOV/BOARD_OF_ADJUSTMENT).

On **Monday, December 14, 2020**, there will be a Special Meeting of the Paterson Board  
of Adjustment which will be held at **7:30 p.m.**, Via Webinar Session. The following matter  
will be heard:

1. 107 Highland Street, LLC  
107-109 Highland Street (Block 2917, Lot 3)  
Application to expand, rehabilitate, and convert an existing two-family dwelling  
into a five-family apartment building on an 8,250 square foot lot. The minimum  
lot size for a one and a two-family dwelling is 50’ x 100’ in an R-2 Zone. The  
applicant proposes to expand and add a level on the existing footprint. The first  
and second floors will consist of 2 one-bedroom apartments and the new third floor

**Board of Adjustment Special Meeting Agenda**  
**December 14, 2020**  
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will consist of 1 one-bedroom apartment. The applicant will provide 5 parking spaces of the 10 parking spaces that are required.  
(Use, Bulk, Site Plan) R-2 Zone

2. Adoption of minutes.
3. 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**