

COMMISSIONERS

Gerald Thaxton, Chairman
Pamela Dumas, Vice Chairman
Yunior Fermin
Dr. Jonathan Hodges
Jeffery Levine
Karina Minauro
Joyed Rohim

Alternates:

Trenace Barbee-Watkins



Andre Sayegh
Mayor

City of Paterson
Board of Adjustment

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505
Tel (973) 321-1343
Fax (973) 321-1345

Gary Paparozzi
Planner

Marco A. Laracca, Esq.
Counsel to the Board

Margarita Vega
Board Secretary
mvega@patersonnj.gov

AGENDA
SPECIAL MEETING
BOARD OF ADJUSTMENT

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

DATE: MONDAY, DECEMBER 14, 2020
TIME: 8:00 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 8:00 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/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 **8:00 p.m.**, Via Webinar Session. The following matter
will be heard:

1. JCM Investors 1012, LLC
159 Putnam Street (Block 2922, Lot 23)
Application to construct a new three-story two-family dwelling on a 2,500 square
foot lot. The minimum lot size for a one and two-family dwelling is 50' x 100' in
an R-2 Zone. The applicant proposes the first floor will consist of a one car, two
car deep tandem garage and storage area. The second floor will consist of a three-
bedroom apartment, two full bathrooms, living room, dining room, and kitchen.

Board of Adjustment Special Meeting Agenda
December 14, 2020
Page 2

The third floor will consist of a three-bedroom apartment, two full bathrooms, living room, dining room, and kitchen. There will be a total of two apartments. The applicant will provide 2 parking spaces of the 4 parking spaces that are required.

(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, 4th 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 for an appointment.

GERALD THAXTON, CHAIRMAN
MARGARITA VEGA, SECRETARY