

## COMMISSIONERS

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

### Alternates:

Trenace Barbee-Watkins  
Mayra Torres-Arenas



**Andre Sayegh**  
**Mayor**

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

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Counsel to the Board

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

**DATE: THURSDAY, FEBRUARY 25, 2021**  
**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 #711-680-001 (BOARD OF ADJUSTMENT REGULAR MEETING**  
**OF THURSDAY, FEBRUARY 25, 2021 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, February 25, 2021**, 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. Great Falls Paterson, LLC (**CARRIED FROM OCTOBER 8, 2021 MEETING**)  
163-177 Maple Street (Block 1410, Lot 9)  
Application to construct a mixed use building on a vacant lot with commercial  
space on the first floor, apartments on the second through fourth floors, and offices  
on the fifth floor. The applicant proposes a 10 car parking garage and 2,226 square  
feet of commercial space on the first floor. The second floor will contain 2,121  
square feet recreational rooftop terrace over the parking garage and 4 two-bedroom  
apartments. The third floor will contain 1,532 outdoor recreational grass area and  
4 two-bedroom apartments. The fourth floor will contain 4 two-bedroom  
apartments. The fifth floor will contain 1,837 square feet of office space. The

applicant is providing 10 parking spaces. The proposed mixed-use building is not an approved use in the Public Use District.  
(Use) Public Use District

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, 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**