

## COMMISSIONERS

**Gerald Thaxton, Chairman**  
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Dr. Jonathan Hodges  
Jeffrey Levine  
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Joyed Rohim

### Alternates:

Trenace Barbee-Watkins  
Mayra Torres-Arenas



**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, MARCH 11, 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, MARCH 11, 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, March 11, 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. Market Street Super Suds  
658-664 Market Street (Block 9006, Lot 3)  
Reconsideration for application denied on August 10, 2020 to convert a commercial  
space into two separate spaces; a 6,141 square feet and 2,412 square feet, and add  
a second level addition for 3 two-bedroom apartments. The applicant proposes to  
open a 6,141 square foot Laundromat in one of the retail spaces. The applicant is  
proposing 58 washing machines and 44 dryers. The retail spaces was formerly a  
car dealership and has been occupied as a Laundromat. The applicant is providing  
19 parking spaces of the 47 parking spaces required.  
(Use, Bulk, Site Plan, Passaic County Planning Board Review) B-3 Zone

2. Taylor Five Apartments, LLC (**CARRIED FROM OCTOBER 22, 2020 MEETING**)  
385-391 Totowa Avenue (Block 919, Lot 17) and 404-406 Totowa Avenue  
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.  
(Use, Bulk, "D" Variances, Site Plan, Passaic County Planning Board Review)  
R-3 & B-1 Zone
3. Yoselyn Baez (**CARRIED FROM JANUARY 14, 2021 MEETING**)  
27 18<sup>th</sup> Avenue (Block 3918, Lot 6)  
Application to create two parking spaces in the front yard setback for an existing two-family dwelling on a 37' x 100' lot. The minimum lot size for a one and two-family dwelling is 50' x 100' in an R-2 Zone. The applicant will provide two parking spaces of the 4 parking spaces that are required.  
(Bulk, Site Plan) R-2 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**