

COMMISSIONERS

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Mayra Torres-Arenas



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

REGULAR MEETING THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: THURSDAY, MARCH 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 #711-680-0071 (BOARD OF ADJUSTMENT REGULAR MEETING
OF THURSDAY, MARCH 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 AND FOLLOWING THE EMAIL LINK
FOR THE MEETING WWW.PATERSONNJ.GOV/BOARDOFADJUSTMENT.

On **Thursday, March 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. Paragon NJ Properties, LLC (**RESCHEDULED FROM DECEMBER 17, 2020
MEETING**)
46 Highland Street (Block 2912, Lot 27)
Application to construct a three-story two-family dwelling on a 25' x 100' lot. The
minimum lot size in an R02 Zone is 5,000 square feet. The applicant proposes a
two-car tandem garage on the first floor with an unfinished room behind the garage.
The second and third floor will each contain a three-bedroom apartment per floor
for a total of 2 three-bedroom apartments. The applicant is providing 2 spaces of
the 4 that are required.
(Bulk, Site Plan) R-2 Zone

2. 275-277 18th Avenue, LLC (**RESCHEDULED FROM DECEMBER 17, 2020 MEETING**)
275-277 18th Avenue (Block 8623, Lot 10)
Application to construct a three and a half story two-family duplex 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 proposes the first floor to consist of a two-car garage, laundry room, and foyer preside. The second floor will consist of a dining room, living room, ½ bathroom, and kitchen per side. The third floors will each consist of three bedrooms and two bathrooms per side. The attic space will consist of ½ bathroom and open area per side. The applicant will provide 4 parking spaces of the 4 parking spaces that are required.
(Bulk, Site Plan) R-2 Zone
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, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

GERALD THAXTON, CHAIRMAN
MARGARITA VEGA, SECRETARY