

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

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, JUNE 17, 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, JUNE 17, 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.

On **Thursday, June 17, 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. 425 Crooks Avenue, LLC (**CARRIED FROM MAY 27, 2021 MEETING**)
423-425 Crooks Avenue (Block 7706, Lot 10)
Application to construct a new two-story mixed commercial/residential building.
The first floor consists of a small retail service business with 2 two-bedroom
apartment units on the second floor. The applicant will provide on-site parking for
7 vehicles, whereas, 8 parking spaces are provided.
(Use, Bulk, Site Plan) R-2 Zone

2. Velez Auto Repair, LLC (**CARRIED FROM MAY 27, 2021 MEETING**)
546 East 19th Street (Block 3401, Lot 5)
Application to convert an existing vacant 600 square foot commercial building into an auto repair facility. The detached two-family dwelling on the same lot will remain without any changes.
(Use, Bulk, “D” Variance, Site Plan) RP-4W, RA-2
3. Cardenas & Morales Investment, LLC (**CARRIED FROM MAY 27, 2021 MEETING**)
289 East 30th Street, Block 8503, Lot 36
Application to construct a three-story two-family dwelling on a 4,087 square foot lot. The minimum lot size in the H-1 Zone is 50’ x 100’ for a one and two-family dwelling. The applicant proposes a two-car garage, full bathroom, and a storage room on the first floor. The second and third floors will each contain a three-bedroom apartment. The applicant is providing 2 parking spaces of the 4 parking spaces that are required.
(Bulk, Site Plan Approval) H-1 Hospital 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, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

GERALD THAXTON, CHAIRMAN
MARGARITA VEGA, SECRETARY