

COMMISSIONERS

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Alternates:
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Oscar Vega



Andre Sayegh
Mayor

City of Paterson
Board of Adjustment

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AGENDA
SPECIAL MEETING
BOARD OF ADJUSTMENT

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

DATE: THURSDAY, JANUARY 6, 2022
TIME: 7:30 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 #711-680-001 (BOARD OF ADJUSTMENT SPECIAL MEETING OF
THURSDAY, JANUARY 6, 2022, 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, January 6, 2022**, there will be a Special Meeting of the Paterson Board of
Adjustment which will be held at **7:30 p.m.**, Via Webinar Session. The following matter
will be heard:

1. JCM Investors 1012, LLC
175-177 Pearl Street (Block 4208, Lot 39)
Application to construct a three-story, 9 unit residential apartment building with 8 one-
bedrooms and one studio apartment with a rooftop terrace as an amenity. The existing
multi-family building will be demolished. The applicant provides full security. There is
no parking 3’ feet from property line and 1’ is proposed. Sixteen (16) parking spaces are
required and 6 spaces are proposed.
(Use, “D” Variances, Bulk, Site Plan) 5th Ward Redevelopment RA-1 (1 & 2 Family
Dwellings)

Board of Adjustment Special Meeting Agenda
January 6, 2022
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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