

**COMMISSIONERS**

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Oscar Vega



**Andre Sayegh**  
**Mayor**

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

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Board Secretary  
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**AGENDA**  
**SPECIAL MEETING**  
**BOARD OF ADJUSTMENT**

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

**DATE: THURSDAY, JANUARY 6, 2022**  
**TIME: 8:00 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 8:00 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)

On **Thursday, January 6, 2022**, there will be a Special Meeting of the Paterson Board of  
Adjustment which will be held at **8:00 p.m.**, Via Webinar Session. The following matter  
will be heard:

1. Riverview Property Management & Realty, LLC  
577-579, 580-583, 585, 587, 591-593 River Street (Block 2004, Lots 9, 10, 11, 12, 13, 14,  
& 15) and 155-179 6<sup>th</sup> Avenue (Block 2001, Lot 1)  
Application to construct a new four-story mixed use building. The lower will consist of  
63 parking spaces and the first floor will consist of 32 parking spaces and 9,000 square feet  
of commercial space. The building will contain 18 one-bedroom apartments, 12 two-  
bedroom apartments, and 9 three-bedroom apartments for a total of 39 apartments. There  
will be 1,250 square feet of amenity space on the second through floors and 3,000 square  
feet of common area space over the parking garage. The applicant is proposing 6,752

**Board of Adjustment Special Meeting Agenda**  
**January 6, 2022**  
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square feet of amenity space onsite. The Applicant also provides parking spaces off-site at 155-179 6<sup>th</sup> Avenue.

(Use, Bulk, Site Plan) B-1 Zone (Neighborhood Business District)

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, 4<sup>th</sup> 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](mailto:mvega@patersonnj.gov) for an appointment.

**GERALD THAXTON, CHAIRMAN**  
**MARGARITA VEGA, SECRETARY**