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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 20, 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 20, 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

On **Thursday, January 20, 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 (**RESCHEDULED FROM JANUARY 6, 2022 MEETING**)
577-579, 580-583, 585, 587, 591-593 River Street (Block 2004, Lots 9, 10, 11, 12, 13, 14,
& 15) and 155-179 6th 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

Board of Adjustment Special Meeting Agenda
January 20, 2022
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feet of common area space over the parking garage. The applicant is proposing 6,752 square feet of amenity space onsite. The Applicant also provides parking spaces off-site at 155-179 6th 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, 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