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AGENDA
REGULAR MEETING
BOARD OF ADJUSTMENT

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: THURSDAY, FEBRUARY 10, 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 REGULAR MEETING OF THURSDAY, FEBRUARY 10, 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, February 10, 2022***, there will be a Regular 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. 29-36 Canal Street, LLC - 29-36 Canal Street (Block 5509, Lot 9)
(RECONSIDERATION OF DENIAL AT HEARING OF OCTOBER 20, 2020)

Application to demolish an existing two-story building and then construct a three-story (5) five-unit building on a 5,441.77 square foot lot. The minimum lot size in an I-1 Zone is 10,000 square feet. The first floor will contain eight covered parking spaces, one apartment, and a two-car garage. The second through third floors will consist of two (2) one-bedroom apartments per floor and a community room for a total of five (5) one-bedroom apartments in the proposed building. The applicant is providing ten (10) of the nine (9) parking spaces required. (Use, Bulk, Site Plan) I-1 Zone

The revised plans reflect a reduction from five (5) residential units to four (4) units and eliminates the parking variances.

2. AL-Amanah Food Market, LLC - 375-377 Getty Avenue (Block 7001, Lot 19)
(RECONSIDERATION OF DENIAL AT HEARING OF NOVEMBER 30, 2021)

Application to convert an existing auto repair into a retail space which is not permitted in the R-2 Zone. The applicant proposes to construct on a 7,500 square foot lot or 75' x 100', to accommodate a supermarket on the first floor with office space and storage on the second floor. The applicant proposes a rear yard of 4.6', whereas, 20' is required. The applicant proposes building coverage at 58.5%, whereas, 40% is permitted. The applicant proposes five (5) parking spaces, whereas, twenty-four (24) spaces are required. (Use, Bulk, Site Plan, and Passaic County Planning Board Review) R-2 Zone (Low Medium Density Residential)

The revised plans & substantial modifications are as follows:

- 1. Applicant has reduced the sales/storage area and has added indoor parking for employees only. All outdoor parking will be for customers only from 9a.m.-7p.m. seven days a week.***
- 2. New plans also provide additional parallel parking with a variance for driveway width and two (2) leased spaces on adjacent lot.***
- 3. A Loading Zone is now proposed on Getty Avenue along the store frontage.***

3. Fortress Holdings, LLC - 322-324 Berkshire Avenue (Block 1218, Lot 18)

Application to use a parking lot to support the principal use of a banquet/catering hall with restaurant use located at 555 Preakness Avenue in Totowa, New Jersey. The applicant proposes to place 40 parking spaces to be assessed only by valet or employees of the banquet/catering hall with restaurant use. No patron will be permitted to access same. Of the 40 spaces proposed for the parking lot, approximately 17.5 spaces are located within the geographic confines of the City of Paterson as the municipal boundary line intersects the property. No direct access to or from Berkshire Avenue in Paterson is proposed. This portion of the property is proposed to be utilized as additional parking, when and if needed, for the banquet/catering hall with restaurant use. (Use, Bulk, Site Plan) R-1 Zone

(CARRIED FROM AUGUST 19, 2021 MEETING)

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 Miriam R. Perez, Board Secretary, at 973-321-1343 or via e-mail at mperez@patersonnj.gov for an appointment.

GERALD THAXTON, CHAIRMAN
MIRIAM R. PEREZ, BOARD SECRETARY