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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

AGENDA
REGULAR MEETING
BOARD OF ADJUSTMENT

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: THURSDAY, MARCH 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, MARCH 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

THE FOLLOWING MATTER WILL BE HEARD:

- 1. JCM Investors 1012, LLC - 175-177 Pearl Street (Block 4208, Lot 39)**
ADJOURNED FROM JANUARY 6TH, 2022

Applicant is seeking to construct a three-story, nine (9) unit residential apartment building with eight (8) one-bedrooms and one (1) 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 six (6) spaces are proposed.

(Use, “D” Variances, Bulk, Site Plan) 5th Ward Redevelopment RA-1 (1 & 2 Family Dwellings)

**3. Dey Properties, LLC - 9-13 Dey Street, 382-386 Dakota Street
388-392 Dakota Street; B# 6913 Lots # 4, 5 & 6
*ADJOURNED FROM SPECIAL MEETING OF JANUARY 20TH, 2022***

Application to demolish an existing one-story commercial building and then construct a new four-story thirty (30) unit apartment building on a 15,387 square foot lot. The minimum lot size for a one and two-family dwelling is 50' x 100' in an R-2 Zone. The applicant proposes 40 parking spaces and an apartment vestibule on the first floor. There will be 30 one-bedroom apartments per floor. There will be twenty-four (24) one-bedroom and six (6) two-bedroom apartments for a total of thirty-six (36) apartments in the proposed building. The applicant will provide 40 parking spaces of the 55 parking spaces that are required.

(Use, Bulk, "D" Variances, and Site Plan) R-2 Zone

**4. United Assets Management, LLC - 635-641 Broadway B#8417, L#12 & 13
*FIRST APPEARANCE***

Applicant is seeking to construct a five-story twenty (20) unit apartment building on a 12,508 square foot lot. The applicant proposes to demolish the existing two story building and then build a five-story twenty (20) unit apartment building with twenty-five (25) covered parking spaces and an apartment vestibule, garbage, recycling and compactor on the first floor. The second through fifth floor will each consist of eight (8) one-bedroom apartments and (8) two bedroom apartments, four (4) three-bedroom apartments for a total of twenty (20) apartments. The applicant is proposing 2,900 square foot of amenity space of the 4,200 square feet required. The applicant is providing 28 parking spaces of the 39 spaces required.

(Site Plan Approval, Use Variance, D-Variance and Bulk Variances)

H-1 Hospital Zone

5. Adoption of minutes.
6. 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**