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AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: THURSDAY, MARCH 24, 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 24, 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. Forman Ali Property Management 98-102 Sherwood Avenue & 106-110 Sherwood Avenue (Block 1303, Lots 22 & 23) ADJOURNED FROM JANUARY 27TH, 2022 MEETING.**

Application to combine two existing buildings with a pathway, demolish a portion of the building for parking, convert one building into a café and storage. The applicant proposes to demolish a portion of the building on Block 1303; Lot 23 for two parking spaces and then renovated the building to be a café and storage. The applicant proposes to build a 375 square foot storage shed for refuse and recycling. The applicant is proposing to connect the building and install an interior doorway

and hallway to connect the buildings. The applicant is providing 13 parking spaces of the 29 parking spaces that are required.

(Use, Bulk, Site Plan) R-2 Zone (Low-Medium Density Residential District)

**2. Hope & Love International Deliverance Ministries, Inc.
568-572 East 19th Street (Block 3401, Lots 19 & 20)**

Reconsideration for application denied on September 24, 2020, to convert a two-story industrial warehouse into a House of Worship in a residential zone. The applicant does not meet the requirements in the Zoning Ordinance Section 500-5.3 Places of Worship in residential districts. The applicant will provide 13 parking spaces of the 90 parking spaces that are required.

(Use, Bulk, "D" Variances, Site Plan) (RP-4W/RA-2 Zone) ADJOURNED FROM JANUARY 13TH, 2022 MEETING.

**3. 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 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 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) ADJOURNED FROM JANUARY 6TH, 2022 SPECIAL MEETING.

4. Adoption of minutes.
5. 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**