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*Mayor*

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

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Margarita Vega  
Board Secretary

**AGENDA**  
**SPECIAL MEETING**  
**ZONING BOARD OF ADJUSTMENT**

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

**DATE: THURSDAY, APRIL 7, 2022**  
**TIME: 7:30 P.M. & 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 REGULAR MEETING OF THURSDAY, APRIL 7, 2022, AT 7:30 P.M. AND 8:00 P.M. RESPECTIVELY)** 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. Paragon NJ Properties LLC -124-128 Putnam Avenue – 7:30pm**  
**Block#2920, Lot#14 & 10 – *Reconsideration approved at the meeting***  
***December 10<sup>th</sup>, 2022.***

The applicant proposes to demolish an existing six (6) multi-family dwelling units which is in need of rehabilitation and construct a new twenty-one (21) multi-family dwelling unit consisting of Eighteen (18) 1-bdr and three (3) studio units. The site will provide Eighteen (18) parking spaces where the 6-unit had no parking. The applicant is also providing an additional Eleven (1) parking spaces off-site at 156-158 Warren Street which is within 600’ ft. of this site. The applicant will be constructing state of the art modern apartments

containing laundry rooms in each unit and community room space on each floor.

***Requires Site Plan Approval, D Variance and Bulk Variances. (R-2 Zone)***

**2. Taylor Five Apartments, LLC - 385-391 Totowa Avenue**

***Block#919 Lot#17 - 8pm - APPLICATION DISMISSED W/O PREJUDICE  
ON 9/9/21***

The applicant is seeking to convert the vacant school into a 61-unit apartment building with all 1-bedroom units. The plan includes a three (3) story addition, which will accommodate one (1) two-bedroom apartment for the superintendent on the basement level, large community room, gym facilities, substantial space for all tenants and laundry facilities. The applicant is providing 40 parking spaces of the 110 required spaces. There will be 25 on-site parking spaces and 15 parking spaces to be located at 404-406 Totowa Avenue.

***Requires Site Plan, Use, Bulk, "D" Variances, Passaic County Planning Board Review (R-3 & B-1 Zone)***

**3.** Adoption of minutes.

**4.** 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 Miriam R. Perez, Board Secretary, at 973-321-1343 or via e-mail at [mperez@patersonnj.gov](mailto:mperez@patersonnj.gov) for an appointment.

**JOYED ROHIM, ACTING CHAIRMAN  
MIRIAM R. PEREZ, BOARD SECRETARY**