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

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**AGENDA**  
**REGULAR MEETING**  
**THESE MATTERS MAY BE**  
**CALLED DIFFERENTLY**  
**THAN LISTED**

**DATE: THURSDAY, NOVEMBER 29, 2018**  
**TIME: 7:30 P.M.**  
**PLACE: City Hall, Conference Room**  
**Fourth Floor**

1. Islamic Center of Passaic County (**CARRIED FROM OCTOBER 11, 2018 MEETING**)  
137-145 Derrom Avenue (Block 8510, Lot 1)  
Application to convert/renovate an existing one-family dwelling into a place of worship/community administration building to serve as a support facility for the existing mosque. The community administration building will house the following area, reading library, coffee shop, kitchen/dining area, conference rooms, and open office space.  
(Use, Bulk, Site Plan) R-1 Zone
2. River Street Renaissance, LLC (**CARRIED FROM OCTOBER 15, 2018 MEETING**)  
589-593 River Street (Block 2004, Lots 13, 14, & 15)  
Application to convert a new four-story mixed use building with two levels of residential units above two parking levels. The structure consists of 21 apartment units; 2 one-bedroom units; 2 studios; 4 two-bedrooms, 12 efficiencies; and a one-bedroom handicap unit at grade. There is also a 682 square foot retail space at grade. The applicant is providing 27 parking spaces on-site whereas 44 parking spaces are required.  
(Use, Bulk, and Site Plan) B-1 Zone
3. MFG Prestige Auto Group (**CARRIED FROM OCTOBER 25, 2018 MEETING**)  
174-182 5<sup>th</sup> Avenue a/k/a 630 River Street (Block 2009, Lot 11)  
Application to add an auto body repair to an existing auto repair and auto sales. The applicant is providing 18 parking spaces, whereas, 17 parking spaces are required.  
(Bulk, Site Plan, Passaic County Planning Board Review) MU Zone
4. Adoption of minutes.
5. Adoption of resolutions.

Maps and documents in support of the above applications are available for public inspection in the office of the Division of Planning and Zoning, 125 Ellison Street, 4<sup>th</sup> Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday

**GERALD THAXTON, CHAIRMAN**  
**MARGARITA VEGA, SECRETARY**