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

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

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

**DATE: MONDAY, MARCH 4, 2019**  
**TIME: 7:30 P.M.**  
**PLACE: City Hall, Council Chambers**  
Third Floor

1. Please take notice that 461-473 Market Street, LLC c/o Florio Enterprises and JCM Investors 1012, LLC, has made application to the Board of Adjustment of the City of Paterson for Preliminary and Final Site Plan Approval together with a Use Variance Application and Bulk Variance Application to permit the redevelopment of The Paterson Armory site. The application requires Passaic County Planning Board Review.

This property is designated as Lot 1 in Block 4109 as found on the tax map of the City of Paterson, and is, also known as, 461-473 Market Street. The application constitutes a proposal to redevelop a 1.21 acre City of Paterson owned property located in the Fifth Ward Redevelopment Plan A Armory District. The building formerly consisted of a 3-story, 75,000 sq. ft. structure commonly known as The Paterson Armory. Since a fire damaged most of the building, the City of Paterson wishes to redevelop the site.

The applicant seeks approval to provide a variety of mixed use spaces within the proposed building. The applicant proposes to construct a new seven-story mixed use apartment building to accommodate 138 apartments, on-site parking, amenities, and a first floor restaurant.

The A Armory District allows a building height of 4 stories/50 feet, whereas, 7 stories/83 feet is proposed. A use variance is requested as to the height of the building. In addition, the following bulk variances are requested: The maximum building coverage is 60% and the applicant proposes 88.10%. The maximum impervious surface coverage is 80% and the applicant proposes 94.22%. The site, Block 4109, Lot 1, is 1.21 acres (52,885 sq. ft.). The applicant is providing 151 on-site parking spaces, whereas, 256 parking spaces are required. The applicant also requests any and all other necessary variances, waivers, design standard exceptions, or other relief from the City of Paterson Land Development Ordinances as may be deemed necessary for this application.

Parking for 151 vehicles will be provided on the first floor under the building and adjacent to the restaurant. The remaining area of the first floor will be amenities for the building, a 3,329 sq. ft. restaurant, 1,691 sq. ft. of outdoor seating for the restaurant, and 2,079 sq. ft. kitchen support for the restaurant.

The second floor will consist of 18 one-bedroom apartments, 2 two-bedroom apartments, one studio, and 21,406 sq. ft. of amenity space including a pool. Floors three through six will consist of 18 one-bedroom apartments, 3 two-bedroom apartments, 1 three-bedroom apartment, and one studio apartment. Floor 7 will consist of 18 one-bedroom apartments, 2 two-bedroom apartments and one studio apartment for a total of 138 apartment units.

This application is on the calendar of the Board of Adjustment and a public hearing has been ordered for March 4, 2019, at 7:30 p.m., in the Council Chambers (third floor) of the Paterson City Hall, 155 Market Street, Paterson, New Jersey. When this matter is called, you may appear either in person, by agent, or attorney, and present any objections you may have to the granting of this application. If you have no objections to this matter, you do not have to be present at the meeting.

2. Adoption of minutes.
3. Adoption of resolutions.

The maps, plats, plans and documents for which approval is being sought are available for public inspection ten (10) full days previous to the scheduled hearing date in the office of the Division of Planning & Zoning, City of Paterson, 125 Ellison Street, 4<sup>th</sup> Floor, Paterson, New Jersey 07505, during normal business hours, Monday through Friday 8:30 am to 4:30 p.m. This notice is sent to you by applicant by Order of the Board as an owner of the property in the immediate vicinity.

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