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Board of Adjustment**

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REGULAR MEETING
THESE MATTERS MAY BE
CALLED DIFFERENTLY
THAN LISTED

DATE: THURSDAY, OCTOBER 10, 2019
TIME: 7:30 P.M.
PLACE: City Hall, Council Chambers
Third Floor

1. 1022-1026 Main Street, LLC
1022-1026 Main Street, 419-421 Sussex Street, & 421-423 Sussex Street; Block 6902, Lots 9.01, 9.02, 17, & 18
Reconsideration for application denied on July 25, 2019, to construct a mixed used building on four lots with a total of 12,611 square feet. The first floor will contain 4,422 square feet of commercial space and a covered parking garage for 18 vehicles. The second through fifth floors will contain 32 apartments. Each floor will contain 3 one-bedroom apartments and 5 two-bedroom apartments. The applicant is providing 18 on-site parking spaces, whereas, 85 parking spaces are required.
(Use, Bulk, Site Plan, Passaic County Planning Board Review) R-2/B-2 Zones
2. M & M Brothers, F.P., LLC (**CARRIED FROM OCTOBER 25, 2018 MEETING**)
577-579 River Street, 581-583 River Street, & 585 River Street
(Block 2004, Lots 9, 10, & 11)
Application to construct a new two-story commercial building including a basement. The first floor will consist of the Tropicana Club/Bar Go-Go Lounge and restaurant with basement. The first floor will contain dining area, bar areas, and dance floor. The second floor will contain two business offices and manager security offices. The applicant is providing 16 on-site parking spaces of the 87 parking spaces that are required.
(Use, Bulk, Site Plan) B-1 Zone
3. 365 Marshall Street, LLC (**CARRIED FROM SEPTEMBER 12, 2019 MEETING**)
361-367 Marshall Street (Block 5508, Lots 18 & 19)
Application to construct a new five-story 32 unit residential building on vacant land. The first floor will contain 8 apartments and 20 parking spaces, whereas, 62 parking spaces are required.
(Use, Bulk, Site Plan, Passaic County Planning Board Review) Area 11 R-3 Zone
4. 849 Main Street, LLC (**CARRIED FROM SEPTEMBER 26, 2019 MEETING**)
849 Main Street and 851-853 Main Street (Block 5704, Lots 10 & 11)
Application to construct a new five-story mixed use building to accommodate ground floor retail, parking, and 32 apartments on a 75' x 100' lot. The applicant also wishes to combine Lots 10 & 11. The first floor will contain two commercial spaces and amenities for the apartment building. The second through fifth floors will contain 1 two-bedroom and 7 one-bedroom apartments per floor for a total of

32 apartments. Floor area ratio of 2.0 is permitted and 3.6 floor area ratio is proposed. The applicant is providing 14 on-site parking spaces, whereas, 67 parking spaces are required. The applicant is seeking a variance for height and number of stores for the five-story 51.4' building, whereas, 40' three-stories is permitted. (Use, Bulk, Site Plan, Passaic County Planning Board Review) B-2 Zone

5. Adoption of minutes.
6. 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, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday,

GERALD THAXTON, CHAIRMAN
MARGARITA VEGA, SECRETARY