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**Mayor**

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

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

**DATE:** THURSDAY, DECEMBER 19, 2019  
**TIME:** 7:30 P.M.  
**PLACE:** City Hall, Council Chambers  
Third Floor

1. 365 Marshall Street, LLC (**CARRIED FROM OCTOBER 10, 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
2. Ismat Aburomi (**CARRIED FROM NOVEMBER 14, 2019 MEETING**)  
468-474 Paxton Street (Block 6910, Lot 1)  
Application to demolish an existing two-story, two-family dwelling on a 50' x 100' lot and construct a new three-story two-family duplex style dwelling. Each duplex will contain a one-car garage and three-bedrooms. The applicant will provide the four parking spaces that are required.  
(Bulk, Site Plan) R-2 Zone
3. 849 Main Street, LLC (**CARRIED FROM NOVEMBER 21, 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
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**