

COMMISSIONERS

Gerald Thaxton, Chairman
Leon Mondelli, Vice-Chairman
Pamela Dumas
Dr. Jonathan Hodges
Jeffrey Levine
Joyed Rohim

Alternates:

Jorge Soriano
Trenace Barbee-Watkins



Andre Sayegh
Mayor

**City of Paterson
Board of Adjustment**

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505
Tel (973) 321-1343
Fax (973) 321-1345

Gary Paparozzi
Planner

Marco A. Laracca, Esq.
Counsel to the Board

Margarita Vega
Board Secretary
mvega@patersonnj.gov

REGULAR MEETING
THESE MATTERS MAY BE
CALLED DIFFERENTLY
THAN LISTED

DATE: THURSDAY, MAY 14, 2020
TIME: 7:30 P.M.

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 #711-680-0071 (BOARD OF ADJUSTMENT MEETING OF APRIL 23, 2020 AT 7:30 P.M.)** 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 AND FOLLOWING THE EMAIL LINK FOR THE MEETING WWW.PATERSONNJ.GOV/BOARDOFADJUSTMENT.

On **Thursday, May 14, 2020**, there will be a regularly scheduled meeting of the Paterson Board of Adjustment which will be held at **7:30 p.m.** The following matters will be heard:

1. 425 Crooks Avenue, LLC (**CARRIED FROM FEBRUARY 27, 2020 MEETING**)
423-425 Crooks Avenue (Block 7706, Lot 10)
Application to construct a new two-story mixed commercial/residential building. The first floor consists of a small retail service business with 2 two-bedroom apartment units on the second floor. The applicant will provide on-site parking for 7 vehicles, whereas, 8 parking spaces are provided.
(Use, Bulk, Site Plan) R-2 Zone

Paterson Board of Adjustment Agenda

May 14, 2020

Page 2

2. JCM Investors 1012, LLC (**CARRIED FROM MARCH 26, 2020 MEETING**)
130-132 Butler Street; (Block 2908, Lot 21)
Application to construct a three-story 5 unit building on a vacant 50' x 100' lot, The minimum lot size in an R-2 zone is 50' x 100' for a one and two-family dwelling. The applicant proposes to build a three-story building that consists of 6 covered parking spaces and one-bedroom apartment on the first floor. The second floor will contain 2 two-bedroom apartments and the third floor will contain 1 one-bedroom apartment and 1 two-bedroom apartment. There will be a total of five apartments in the building. The applicant is providing 6 spaces of the 10 spaces required.
(Use, Bulk, D Variance, Site Plan) R-2 Zone
3. Donnelly Industries, Inc. (**CARRIED FROM MARCH 26, 2020 MEETING**)
188-190 Pacific Street (Block 5409, Lot 1)
Application to demolish a two-story residential building and then build a three-story low-rise eight (8) unit building on a 5,000 square foot lot. The first floor will contain the eight covered parking spaces. The second and third floor will consist of 1 one-bedroom and 3 two-bedroom apartments. There will be a total of four (4) apartments on the second floor and four (4) apartments on the third floor for a total of eight (8) apartments. The applicant is providing 8 spaces of the 12 spaces required in the front yard setback.
(Bulk, "D" Variances, Site Plan) Area 11 R-Zone
4. 365 Marshall Street, LLC (**CARRIED FROM APRIL 9, 2020 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
5. Adoption of minutes.
6. 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, 4th Floor, Paterson, New Jersey, 9:00 a.m. to 2:00 p.m., Monday and Wednesday. Please contact Margarita Vega, Board of Adjustment Secretary, at 973-321-1343 or via e-mail at mvega@patersonnj.gov for an appointment.

GERALD THAXTON, CHAIRMAN
MARGARITA VEGA, SECRETARY