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**City of Paterson
Board of Adjustment**

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REGULAR MEETING
THESE MATTERS MAY BE
CALLED DIFFERENTLY
THAN LISTED

DATE: THURSDAY, MAY 28, 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 MAY 28, 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 28, 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. **M & M Brothers, F.P., LLC (CARRIED FROM FEBRUARY 27, 2020 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

2. 29-36 Canal Street, LLC (**CARRIED FROM MARCH 26, 2020 MEETING**)
29-36 Canal Street (Block 5509, Lot 9)
Application to demolish an existing two-story building and then construct a three-story 10 unit apartment building on a 5,441.77 square foot lot. The minimum lot size in an I-1 Zone is 10,000 square feet. The first floor will contain six covered parking spaces, a studio apartment, and one-bedroom apartment. The second through third floors will consist of one studio apartment, and 3 one-bedroom apartments per floor for a total of 10 apartments. The applicant is providing 3 of the 18 parking spaces required.
(Use, Bulk, "D" Variance, Site Plan) I-1 Zone
3. East 35th Street Holdings, LLC (**CARRIED FROM APRIL 9, 2020 MEETING**)
503-505 East 35th Street (Block 7901, Lot 30)
Application to pave a 5,000 square foot vacant lot and use it for parking, storage area for equipment and small container vehicles. The applicant also proposes to install a 12 foot fence and an entry gate. The applicant is providing two parking spaces of the two parking spaces required.
(Use, Bulk, Site Plan) R-2 Zone
4. Adoption of minutes.
5. 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