

**COMMISSIONERS**

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**Andre Sayegh**  
**Mayor**

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

125 Ellison Street, 4<sup>th</sup> 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, AUGUST 13, 2020**  
**TIME: 7:30 P.M. – VIA WEBINAR SESSION**

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 REGULAR MEETING OF THURSDAY, AUGUST 13, 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](http://WWW.PATERSONNJ.GOV/BOARDOFADJUSTMENT).

On **Thursday, August 13, 2020**, there will be a regularly scheduled meeting of the Paterson Board of Adjustment which will be held at **7:30 p.m.** Via Webinar Session (Virtual Meeting). The following matters will be heard:

1. 29-36 Canal Street, LLC (**CARRIED FROM MAY 28, 2020 MEETING**)  
29-36 Canal Street (Block 5509, Lot 9)  
Application to demolish an existing two-story building and then construct a three-story (5) five-unit 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 eight covered parking spaces, one apartment, and a two-car garage. The second through third floors will consist of 2 one-bedroom apartments per floor and a community room for a total of 5 one-bedroom apartments in the proposed building. The applicant is providing 10 of the 9 parking spaces required.  
(Use, Bulk, Site Plan) I-1 Zone

2. Paterson Property Holdings, LLC / Paragon NJ Properties, LLC  
**(CARRIED FROM JUNE 11, 2020 MEETING)**  
124-128 Putnam Street (Block 2920, Lot 14)  
Application to convert an existing six-family dwelling into 21 multi-family residential units on a 75' x 100' corner lot. The applicant proposes 15 covered parking spaces on the first floor. The applicant proposes 2 two-bedroom apartments and 5 one-bedroom apartment on the second through fourth floors. There will be a total of 6 two-bedroom apartments and 15 one-bedroom apartments in the proposed building. The applicant is providing 15 parking spaces, whereas, 39 parking spaces are required.  
(Use, Bulk, "D" Variances, Site Plan) R-2 Zone
  
3. Goldie C. Summer  
170 Sheridan Avenue (Block 1011, Lot 22)  
Application to construct a two-family dwelling on a vacant lot. The application was previously approved by the Board of Adjustment on September 6, 2012. The applicant proposes to build a three-story two-family on a vacant 2,500 square foot lot, whereas, 5,000 square feet is needed. The applicant is providing two parking spaces of the four parking spaces that are required.  
(Bulk, Site Plan) R-3 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, 4<sup>th</sup> 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](mailto:mvega@patersonnj.gov) for an appointment.

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