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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, OCTOBER 8, 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, OCTOBER 8, 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, October 8, 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. Florida Estate, LLC (**CARRIED FROM AUGUST 6, 2020 MEETING**)
264-272 Florida Avenue (Block 7603, Lot 4)
Application to subdivide a 125’ x 150’ (18,750 sq. ft.) lot into three separate lots and then construct a 3 two-story two-family dwelling with a basement. Each lot will be 41.67’ x 150’, or 6,250 sq. ft. The minimum lot size to construct a one-family dwelling in an R-1 Zone is 50’ x 100’ square feet, or 5,000 square feet. The applicant proposes a two-story two-family dwelling with a two-car garage, full bathroom, and basement area on the ground floor. The first and second floors will each contain a three-bedroom apartment. The applicant is providing 6 parking spaces of the 12 parking spaces that are required.
(Minor Subdivision, Use, Bulk, and Site Plan) R-1 Zone

2. Great Falls Paterson, LLC
163-177 Maple Street (Block 1410, Lot 9)
Application to construct a mixed use building on a vacant lot with commercial space on the first floor, apartments on the second through fourth floors, and offices on the fifth floor. The applicant proposes a 10 car parking garage and 2,226 square feet of commercial space on the first floor. The second floor will contain 2,121 square feet recreational rooftop terrace over the parking garage and 4 two-bedroom apartments. The third floor will contain 1,532 outdoor recreational grass area and 4 two-bedroom apartments. The fourth floor will contain 4 two-bedroom apartments. The fifth floor will contain 1,837 square feet of office space. The applicant is providing 10 parking spaces. The proposed mixed-use building is not an approved use in the Public Use District.
(Use) Public Use District

3. Sinan Alimi
474 10th Avenue (Block 8311, Lot 4)
Application to demolish a 1 ½ story one-family dwelling and then construct a three-story 7 unit apartment building on a 4,901.08 square foot lot. The minimum lot size in an R-2 Zone is 5,000 square feet for a one and two-family dwelling. The applicant proposes 3 covered parking spaces, 3 open spaces, and 1 two-bedroom apartment on the first floor. The second and third floors will each contain 2 one-bedroom apartment, and a 1 two-bedroom apartment. There will be a total of 3 two-bedroom apartments and 4 one-bedroom apartments for a total of 7 apartments. The applicant is providing 6 parking spaces of the 18 that are required.
(Use, Bulk, Site Plan, Passaic County Planning Board Review) 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 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