

**COMMISSIONERS**

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**Alternates:**

Trenace Barbee-Watkins



**Andre Sayegh**  
**Mayor**

**City of Paterson  
Board of Adjustment**

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

**DATE: THURSDAY, DECEMBER 10, 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, DECEMBER 10, 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, December 10, 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. Paterson Property Holdings, LLC / Paragon NJ Properties, LLC  
124-128 Putnam Street (Block 2920, Lot 14)  
Reconsideration for application denied on August 13, 2020 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

2. Suarez Investments  
33-35 Martin Street (Block 6403, Lot 1.01)  
Application to propose a three-car garage and family room on the first floor. The second and third floors will consist of a 1 three-bedroom apartment per floor for a total of 2 three-bedroom apartments. The applicant is providing 3 parking spaces of the 4 parking spaces that are required.  
(Bulk, Site Plan) R-3 Zone
  
3. Paragon NJ Properties, LLC  
320 East 32<sup>nd</sup> Street (Block 8604, Lot 6)  
Application to construct a three-story two-family dwelling on a 24' x 100' lot. The minimum lot size in an R-2 Zone is 5,000 square feet. The applicant proposes a two-car tandem garage on the first floor with an unfinished room behind the garage. The second and third floors will each contain a three-bedroom apartment per floor for a total of 2 three-bedroom apartments. The applicant is providing 2 parking spaces of the 4 spaces that are required.  
(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 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**