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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, DECEMBER 17, 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 17, 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, December 17, 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. Paragon NJ Properties, LLC
46 Highland Street (Block 2912, Lot 27)
Application to construct a three-story two-family dwelling on a 25’ x 100’ lot. The minimum lot size in an R02 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 floor will each contain a three-bedroom apartment per floor for a total of 2 three-bedroom apartments. The applicant is providing 2 spaces of the 4 that are required.
(Bulk, Site Plan) R-2 Zone

2. 275-277 18th Avenue, LLC
275-277 18th Avenue (Block 8623, Lot 10)
Application to construct a three and a half story two-family duplex dwelling on a 37' x 100' lot. The minimum lot size for a one and two-family dwelling is 50' x 100' in an R-2 Zone. The applicant proposes the first floor to consist of a two-car garage, laundry room, and foyer preside. The second floor will consist of a dining room, living room, ½ bathroom, and kitchen per side. The third floors will each consist of three bedrooms and two bathrooms per side. The attic space will consist of ½ bathroom and open area per side. The applicant will provide 4 parking spaces of the 4 parking spaces that are required.
(Bulk, Site Plan) R-2 Zone
3. Adoption of minutes.
4. 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