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REGULAR MEETING
THESE MATTERS MAY BE
CALLED DIFFERENTLY
THAN LISTED

DATE: THURSDAY, JANUARY 28, 2021
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 #711-680-001 (BOARD OF ADJUSTMENT REGULAR MEETING OF THURSDAY, JANUARY 28, 2021 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, January 28, 2021**, 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 OCTOBER 8, 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 one-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 one-family dwelling on each lot with a two-car garage and basement area on the ground floor. The first floor will consist of a guest room, dining room, kitchen area, living room, and a ½ bathroom. The second floor

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will each consists of three-bedrooms and two full bathrooms. 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. Joyed Rohim

187-189 Paterson Avenue (Block 1308, Lot 7)

Application to subdivide Block 1308, Lot 7 into two lots, a 2,878 square foot lot (Block 1308, Lot 7.01) and a 2,886 square foot lot (Block 1308, Lot 7.02). The applicant proposes to leave the existing three-family dwelling on Lot 7.01 and then construct a three-story two-family dwelling on Lot 7.02. The minimum lot size in an R-2 Zone is 5,000 square feet. The applicant proposes a three-story two-family dwelling on Lot 7.02 with a two-car garage on the first floor with a storage room behind the garage. The second and third floor apartments each will contain a living room, dining room, kitchen, two bathrooms, and three bedrooms. The applicant is providing 3 spaces of the 10 spaces that are required.

(Bulk, Site Plan, Minor Subdivision) 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 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