

COMMISSIONERS

Gerald Thaxton, Chairman
Pamela Dumas, Vice Chairman
Yunior Fermin
Dr. Jonathan Hodges
Jeffery Levine
Karina Minauro
Joyed Rohim

Alternates:

Trenace Barbee-Watkins
Mayra Torres-Arenas



Andre Sayegh
Mayor

City of Paterson
Board of Adjustment

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505
Tel (973) 321-1343
Fax (973) 321-1345

Gary Paporozzi
Planner

Marco A. Laracca, Esq.
Counsel to the Board

Margarita Vega
Board Secretary
mvega@patersonnj.gov

AGENDA
SPECIAL MEETING
BOARD OF ADJUSTMENT

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

DATE: THURSDAY, APRIL 15, 2021
TIME: 7:30 P.M.
PLACE: WEBINAR SESSION – Virtual Meeting

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 SPECIAL MEETING OF
THURSDAY, APRIL 15, 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/BOARD OF ADJUSTMENT](http://WWW.PATERSONNJ.GOV/BOARD_OF_ADJUSTMENT).

On **Thursday, April 15, 2021**, there will be a Special Meeting of the Paterson Board of
Adjustment which will be held at **7:30 p.m.**, Via Webinar Session. The following matter
will be heard:

1. Millennial Luxury Apartments, LLC
18-20 North 2nd Street, 22-36 North 2nd Street, 38 North 2nd Street, and 40 North
2nd Street; (Block 207, Lots 5, 6, 7, & 8)
Application to subdivide a 30,000 square foot lot into three 10,000 square foot lots
and then construct 3 five-story 36 unit apartment buildings on each lot. Block 207,
Lots 5.01, 5.02, and 5.03 will each consist of five-story 36 unit apartment building.
The first floor will consist of 21 covered parking spaces and the apartment building

vestibule. The second floor through the fifth floors will each contain 8 one-bedroom apartments and a 1 two-bedroom apartment. The proposed building will contain 32 one-bedroom apartments and 4 two-bedroom apartments for a total of 36 apartments. The applicant is providing 21 parking spaces of the 31 parking spaces required per apartment building.

(Minor Subdivision, Bulk, "D" Variances, Site Plan) 1st Ward RA-2 Residential Zone

(RESCHEDULED FROM FEBRUARY 18, 2021 MEETING)

2. Adoption of minutes.
3. 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