

**COMMISSIONERS**

**Gerald Thaxton, Chairman**  
Pamela Dumas, Vice-Chairperson  
Yunior Fermin  
Dr. Jonathan Hodges  
Jeffrey Levine  
Karina Minauro  
Joyed Rohim

**Alternates:**

Trenace Barbee-Watkins  
Mayra Torres-Arenas



**Andre Sayegh**  
**Mayor**

**City of Paterson  
Board of Adjustment**

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

Gary Paparozzi  
Planner

Marco A. Laracca, Esq.  
Counsel to the Board

Margarita Vega  
Board Secretary  
mvega@patersonnj.gov

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

**DATE: THURSDAY, JUNE 24, 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 #711-680-0071 (BOARD OF ADJUSTMENT REGULAR MEETING OF THURSDAY, JUNE 24, 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.

On **Thursday, June 24, 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. Riverview Property Management and Realty, LLC (RESCHEDULED FROM JUNE 10, 2021 MEETING)**  
577-579, 580-583, 585, 587, 589, 591, & 593 River Street (Block 2004, Lots 9, 10, 11, 12, 13, 14, & 15)  
Application to construct a new four-story mixed use building. The lower level will consist of 61 parking spaces and the first floor will consist of 29 parking spaces and 10,217 square feet of commercial space. The second through fourth floors will each consist of 7 one-bedroom apartments, 4 two-bedroom apartments, and 3 three-bedroom apartments. The building will contain 21 one-bedroom apartments, 12 two-bedroom apartments, and 9 three-bedroom apartments for a total of 42 apartments. There will be 1,250 square feet of amenity space on the second through fourth floors and 3,000 square feet of common area space over the parking garage.

The applicant is proposing 6,752 square feet of amenity space of site, whereas, 116 parking spaces are required.

("D" Variances, Bulk, Site Plan) B-1 Neighborhood Business District

2. DTF Holdings, LLC (**RESCHEDULED FROM JUNE 10, 2021 MEETING**)  
182-188 East 33<sup>rd</sup> Street (Block 8504, Lot 5)  
Application to construct a 5 story 32 unit apartment building on a vacant 10,937 square foot lot. The first floor will contain 32 covered parking spaces. The second through fifth floors will contain 4 one-bedroom apartments and 4 two-bedroom apartments per floor for a total of 32 apartments. The applicant is providing 32 surface parking spaces, some of which are double stacked, of the 61 parking spaces that are required.  
(Use, Bulk, "D" Variances, Site Plan) H-1 Hospital Support 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, 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**