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**Mayor**

**City of Paterson**  
**Board of Adjustment**

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

**DATE: THURSDAY, OCTOBER 28, 2021**  
**TIME: 7:30 P.M.,**  
**PLACE: City Hall, Council Chambers**  
**Third Floor**

1. Velez Auto Repair, LLC (**CARRIED FROM JULY 22, 2021 MEETING**)  
546 East 19<sup>th</sup> Street a/k/a 338 11<sup>th</sup> Avenue (Block 3401, Lot 5)  
Application to use a vacant 600 square foot commercial building into an auto repair facility. The detached two-family dwelling on the lot will remain. The applicant proposes no (0) parking spaces, whereas, 6 parking spaces are required.  
(Use, Bulk, Site Plan, "D" Variances) RP-4W RA-2 District
2. Paulino Enterprises, LLC  
453-455 Park Avenue & 368 East 30<sup>th</sup> Street (Block 8602, Lots 9 & 12)  
Application to create two new lots of 5,500 square feet and 3,250 square feet. The existing two-family will remain. The applicant wishes to construct a new three story, two-family dwelling on the second lot. The minimum lot size in an R-2 Zone is 5,000 square feet. The first floor will consist of a one-car, two-car deep, 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 with two bathrooms, living room, dining room, and kitchen. The applicant is providing 3 parking spaces of the 8 parking spaces that are required.  
(Bulk, Site plan, Minor subdivision) R-2 Zone (Low Medium Density Residential District)
3. Alex Parra  
393-395 East 27<sup>th</sup> Street (Block 3309, Lot 27)  
Application to construct a four-family dwelling with 3 bedrooms per unit. The applicant proposes a one-car garage on each side of the front of the building with a recreation room behind the garage. The second and third floors will contain 2 three-bedroom apartments per floor for a total of 4, three-bedroom apartments. The applicant is providing 2 parking spaces of the 8 parking spaces that are required.  
(Use, Bulk, Site Plan, "D" Variances) R-2 Zone (Low Medium Density Residential District)
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**