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Shahin Khaliq

DATE: WEDNESDAY, JUNE 17, 2020
TIME: 6:30 P.M. – VIA WEBINAR SESSION

AGENDA:

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 PLANNING BOARD 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 APRIL 15, 2020.

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 (PLANNING BOARD REGULAR MEETING OF WEDNESDAY, JUNE 17, 2020 AT 6:30 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/PLANNINGBOARD.

On **WEDNESDAY, JUNE 17, 2020**, there will be a regularly scheduled meeting of the Paterson Planning Board which will be held at **6:30 p.m.** The following matters will be heard:

1. Herbert Melo Properties, LLC
307-309 Caldwell Avenue; Block 5301, Lot 7
The applicant proposes to construct a three-story, seven unit residential building on a lot now or formally containing a one and a half story frame dwelling used as single dwelling unit. The lot contains area of 6,250 square feet and is located on the northern side of Caldwell Avenue between Summit Street to the west and Garret Street to the east. The ground/first floor proposes parking for seven vehicles and a two-bedroom unit. The second and third floors propose 1 one-bedroom unit and 2 two-bedroom units on each floor. Variances are requested for lot area, (9,800 sq. ft. required and 6,250 sq. ft. provided); minimum lot width as 95 feet is required and 50 feet exists; a 25 foot rear-yard setback is required and twenty feet is proposed; open space, (1,650 sq. ft. required and 1,000 sq. ft. proposed) and parking, (fourteen (14) spaces required and seven (7) spaces proposed.) This proposal is located within the R-3 High-Medium Density Residential District. Requires Site Plan Approval and Bulk Variances
(CARRIED FROM MAY 6, 2020 MEETING)

2. EC Property Holdings LLC

170-176 Vreeland Avenue; Block 8019, Lot 2

The applicant proposes to subdivide the existing 5,886 square foot lot that presently contains a two and a half story dwelling into two lots. The existing dwelling is to be removed. Proposed Lot 2.01 is to contain 2,809 sq. ft. and proposed Lot 2.02 is to contain 3,078 square feet. A new three-story two-family dwelling is proposed on each lot. Variances are requested on each proposed lot. Proposed Lot 2.01 provides 2,809 sq. ft. and 5,000 sq. ft. is required. A lot width of 50 feet is required and 45 feet is proposed. A minimum front-yard setback of 20 feet is required and 10 feet is proposed. 14 feet of total side-yard is required and 12 feet of total side-yard setback is proposed. A rear-yard setback of 20 feet is required and 10 feet is proposed. Four (4) off-street parking spaces are required and two (2) are proposed beyond the front-yard setback. Proposed Lot 2.02 is to contain 3,078 sq. ft. and 5,000 sq. ft. is required. A lot width of 50 feet is required and 22.27 feet is proposed. A minimum front-yard setback of 20 feet is required and 10 feet is proposed. 14 feet of total side-yard setback is required and 9.71 feet of total side-yard setback is provided. A minimum rear-yard setback of 20 feet is required and 10 feet is proposed. Four (4) off-street parking spaces are required and two (2) are proposed beyond the front-yard setback. The parcel is located in the R-2 Low Medium Density Residential District.

Requires Subdivision Approval, Site Plan Approval and Bulk Variances

3. Kerly Genao

969 East 27th Street; Block 8910, Lot 25

The applicant proposes to subdivide the existing 7,500 square foot lot that presently contains an existing two story dwelling into two lots. The existing dwelling is to remain. Proposed Lot 25.01 is to contain 3,750 square feet and a proposed three-story two family dwelling. Variances for Lot 25.01 are requested for lot size; 5,000 sq. ft. is required and 3,750 sq. ft. is proposed. A minimum lot width of 50 feet is required and 37.50 feet is proposed. A minimum combined side-yard setback of 14 feet is required and 7.50 feet is proposed. A maximum lot coverage of 40 percent is permitted and maximum lot coverage of 47.4 percent is proposed. Four (4) off-street parking spaces are required and two (2) of the four spaces are located within the front-yard setback, which requires a variance. Proposed Lot 25.02 is to contain 3,750 and the existing two story dwelling. Variances for Lot 25.02 are requested for lot size; 5,000 sq. ft. is required and 3,750 sq. ft. is proposed. A minimum lot width of 50 feet is required and 37.50 feet is proposed. A minimum front-yard setback of 20 feet is required and 9.55 feet is existing. 14 feet of total side-yard setback is required and a total of 11.36 feet of total side-yard setback is proposed. Four (4) off-street parking spaces are required and three (3) off-street spaces are proposed. The parcel is located in the R-2 Low Medium Density Residential District.

Requires Subdivision Approval, Site Plan Approval and Bulk Variances

4. Clinton Properties, LLC

71-73 North Sixth Street; Block 414, Lot 6 & 183 Clinton Street; Block 414, Lot 4

On February 5, 2020, the application was heard before the Planning Board for a proposal to subdivide an existing 5,000 square foot lot into two lots. Lot 6 in Block 414 contains two (2) existing two-story frame two unit residential dwellings. The applicant proposed to subdivide the lot into two 2,500 square foot lots, each with a two-story frame two unit residential dwelling. Each lot is to have frontage of 25 feet on North Sixth Street, a rear lot line that also measures 25 feet and side lot lines that measure 100 feet each. A proposed shared ingress and egress easement is proposed on lot 6.02. A four (4) space vehicular parking lot is proposed on adjacent Block 414, Lot 4. Variances for proposed Lot 6.01 are requested for both side-yard setbacks as the dwelling is existing on one side-yard and is proposed to be placed on the other side property line as per the subdivision proposal. A minimum side-yard of three (3) feet is required. Variances for proposed Lot 6.02 are requested for front-yard setback as a minimum of three (3) feet is required and zero feet exists, and both side-yard setbacks, as zero feet exists on one-side yard setback and 2.25 feet is proposed on the other side-yard setback as per the subdivision proposal and

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a minimum of three (3) feet is required. The applicant received Minor Subdivision approval on February 5, 2020, and received a denial of Site Plan Approval on February 5, 2020. The applicant has revised the site plan by placing a proposed full bathroom on the same floor as the proposed studio efficiency unit and seeks reconsideration for site plan approval. This proposal is within the RA-1 Zone of the First Ward Redevelopment Plan. Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances

5. Adoption of minutes.
6. 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, Planning Board Secretary, at 973-321-1343 or via e-mail at mvega@patersonnj.gov for an appointment.

JANICE NORTHROP, CHAIRWOMAN
MARGARITA VEGA, SECRETARY