



Andre Sayegh
Mayor

Michael Deutsch, P.P., A.I.C.P.
Division Director

Alfred V. Acquaviva, Esq.
Counsel to the Board

Margarita Vega
Board Secretary

CITY OF PATERSON PLANNING BOARD

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505

Tel: (973) 321-1343
Fax: (973) 321-1345

mdeutsch@patersonnj.gov
mvega@patersonnj.gov

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Mark Fischer, Vice-Chairperson

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PLANNING BOARD SPECIAL MEETING

DATE: MONDAY, AUGUST 3, 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 SPECIAL MEETING OF MONDAY, AUGUST 3, 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 Monday, August 3, 2020, there will be a Special Meeting of the Paterson Planning Board which will be held at **6:30 p.m.** The following matter will be heard:

1. 318 McLean Blvd., LLC
518 E. 42nd Street; Block 7906, Lot 7; 318-350 E. 43rd Street; Block 7906, Lot 6;
766-768 20th Avenue; Block 7906, Lot 4; 764 20th Avenue; Block 7906, Lot 3 &
752-758 20th Avenue, Block 7906, Lot 2.
The applicant proposes to construct a self-storage facility of four-stories and 161,078 square feet on proposed Lot ‘A’, which is to have area of 89,628 square feet. The applicant also proposes to merge Lots 2, 3, 4, 6, and 7; and re-subdivide them into three (3) lots of 89,628 sq. ft. (Proposed Lot A), 43,450 sq. ft. (Proposed Lot B) and 33,004 sq. ft. (Proposed Lot C). Proposed Lot B is to remain undeveloped at this time. Proposed Lot C is to contain the existing Truck Repair Shop. The existing site is occupied by warehousing, a limousine company and a truck repair shop. The applicant proposes to demolish the existing warehousing and limousine company buildings. The truck repair shop is to remain. The parcels are located in the I-1 Light Industrial Zone. A parking variance is requested, as the proposed self-storage facility and the existing

truck repair shop required a total of ninety-nine (99) off-street parking spaces. The self-storage facility proposes seventeen (17) off-street parking spaces and the truck repair facility proposes fifty-four (54) off-street parking spaces, whereas, eight-three (83) off-street parking spaces are required. An existing non-conforming condition to continue on Proposed Lot C, as the existing building is setback 0.3 feet from the western property line, and a minimum setback of ten (10) feet is required. The Applicant seeks any additional deviations, exceptions, design waivers, submission waivers, variances, interpretations, de minimis exceptions to the State of New Jersey Residential Site Improvements Standards, continuations of any pre-existing non-conforming conditions, modifications of prior imposed conditions, and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application.

Requires Subdivision Approval, Site Plan Approval and Bulk Variances

2. Adoption of minutes.
3. 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