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Luis Velez

DATE: WEDNESDAY, OCTOBER 21, 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, OCTOBER 21, 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, OCTOBER 21, 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. DaVita Kidney Care c/o of Calli Law, LLC
466-490 Chamberlain Avenue; Block 1006, Lots 3 and 4
The applicant proposes to occupy, expand and utilize the existing vacant commercial space containing 8,511 square feet on the property to provide kidney care services within an existing one-story multi-tenant commercial building structure. The existing space on the parcel is proposed to contain dialysis treatment areas including patient treatment stations and home-training areas as well as offices, waiting rooms and file storage areas. Additional improvements to the exterior, facade, parking, business signage and the installation of a backup generator is proposed. The parcel has area of 107,905 square feet. This proposal is within the B-2 Community Business District. A parking variance is requested, as a total of 137 parking spaces are required and a total of 123 parking spaces exist on the parcel.
Requires Site Plan Approval and Bulk Variances

2. Abdelmoeen Dandis
243-253 River Street; Block 3101, Lot 2 & 255-263 River Street; Block 3101, Lot 1
The applicant proposes to operate a pre-owned vehicle dealership with an office trailer proposed on Lot 1, which is paved and vacant of structures. On Lot 2 a one-story concrete block building exists that is divided into three spaces, including existing storage, an existing office, and an existing social club. The existing Billboard on Lot 2 is to be removed. This proposal is located on the western side of River Street, between Montgomery Street to the south and Lafayette Street to the north. The combined lots have area of 10,607 square feet. This proposal is located within the MU-Mixed Use District. Existing non-conforming conditions will continue for front-yard setback, as ten feet is required and zero feet exists on Lot 2 and ten feet is required and three feet is proposed on Lot 1. Rear-yard setback of ten feet is required and zero feet exists on Lot 2. Ten feet of rear-yard setback is required on Lot 1 and five and a half feet is proposed.
Requires Site Plan Approval and Bulk Variances
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, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

JANICE NORTHROP, CHAIRWOMAN
MARGARITA VEGA, SECRETARY