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PLANNING BOARD SPECIAL MEETING

DATE: MONDAY, OCTOBER 26, 2020
TIME: 7:00 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 ON MONDAY, OCTOBER 26, 2020 AT 7:00 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, October 26, 2020**, there will be a Special Meeting of the Paterson Planning Board which will be held at **7:00 p.m., Via Webinar Session**. The following matter will be heard:

1. Chestnut Partners, LLC
06-208 Redwood Avenue; Block 1006, Lot 55
The applicant proposes to demolish the existing two-story frame building on the parcel and construct a four-story, sixteen unit residential building on a lot now or formally containing a mixed-use building. The lot contains area of 14,278 square feet and is located on the eastern side of Redwood Avenue adjacent to the Molly Ann's Brook and 348 feet north of Doremus Street. Parking for sixteen vehicles is proposed with thirteen of the sixteen vehicles to be parked on a proposed elevated parking deck near the northern portion of the property. The first floor proposes 2 one-bedroom units and 2 two-bedroom units. The second, third, and fourth floors propose 4 two-bedroom units on each floor. Variances are requested for lot area, (15,000 sq. ft. required and 14,278 sq. ft. provided); minimum lot width as 150 feet is required and 130.48 feet exists; a 25 foot front-yard setback is required and a 5 foot front-yard setback is proposed; one side-yard setback as a minimum of 20 feet is required and five feet is proposed; a 25 foot rear-yard setback is required and a 16.76 foot rear-yard setback is

Planning Board Special Meeting Agenda

October 26, 2020

Page 2

proposed; lot coverage of 20 percent is permitted and lot coverage of 30.38 percent is proposed; and parking, (thirty-two (32) parking spaces are required and sixteen (16) parking spaces are proposed) This proposal is located within the R-3 High-Medium Density Residential District.

Requires 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 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