



**Andre Sayegh**  
Mayor

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## **CITY OF PATERSON** **PLANNING BOARD**

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### **COMMISSIONERS**

**Janice Northrop, Chairperson**

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Harry M. Cevallos

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Ibrahim F. Issa

Forid Uddin

### **MAYOR'S REPRESENTATIVE**

Bennie L. Cooke

### **COUNCIL REPRESENTATIVE**

Luis Velez

**DATE: WEDNESDAY, NOVEMBER 4, 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, NOVEMBER 4, 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](http://WWW.PATERSONNJ.GOV) AND FOLLOWING THE EMAIL LINK FOR THE MEETING [WWW.PATERSONNJ.GOV/PLANNINGBOARD](http://WWW.PATERSONNJ.GOV/PLANNINGBOARD).

On **WEDNESDAY, NOVEMBER 4, 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. Mohammed Othman  
16-18 and 20 Robert Street; Block 6709, Lots 26 & 27  
The applicant proposes to construct a new three-story, two-family dwelling with three-bedrooms in each of the units of the two-family dwellings proposed on both Lots 26 & 27. Lot 26 is an existing lot of 4,000 square feet and Lot 27 is an existing lot of 3,500 square feet. This proposal is located within the R-3 High-Medium Density Residential District. Lot 26 requests variances for lot area as 5,000 sq. ft. of lot area is required and 4,000 sq. ft. of lot area is proposed, lot width as 50 feet of lot width is required and 40 feet of lot width is proposed, and parking as four off-street parking spaces are required and two of the four off-street parking spaces are proposed within the front-yard setback. Lot 27 requests variances for lot area as 5,000 sq. ft. of lot area is required and 3,500 sq. ft. of lot area is proposed, lot width as 50 feet of lot width is required and 35 feet of lot width is proposed, combined side-yard setback, as a combined side-yard setback of 14 feet is required and a combined side-yard setback of 13 feet is proposed, and parking as four off-

street parking spaces are required and two of the four off-street parking spaces are proposed within the front-yard setback.

Requires Site Plan Approval and Bulk Variances

2. 301-307 Venturo, LLC  
301-307 East 22<sup>nd</sup> Street & 170-176 Seventh Avenue; Block 2710, Lots 10 & 11  
The applicant proposes interior residential renovations to the existing mixed use two –story building. The first floor proposes storage, three parking spaces, and offices for the existing electrical contracting company that is to remain on the premises. One (1) two-bedroom apartment is also proposed on the first floor. The second floor proposes six apartment units, including 1 one-bedroom unit, 4 two-bedroom units and 1 three-bedroom unit. The lot contains area of 17,500 square feet and is located on the southeast corner of Seventh Avenue and East 22<sup>nd</sup> Street. Parking for fourteen vehicles is proposed for the residential use and seven parking spaces, including three interior parking spaces are proposed for the business use. Variances are requested for front-yard setback as 25 feet is required and a 3 foot front-yard setback exists along both Seventh Avenue and East 22<sup>nd</sup> Street, lot coverage of 20 percent is permitted and lot coverage of 30 percent is proposed; and open space, as 1,750 sq. ft. is required and zero is indicated on the plans. This proposal is located within the R-3 High-Medium Density Residential District.  
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, 4<sup>th</sup> Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

**JANICE NORTHROP, CHAIRWOMAN**  
**MARGARITA VEGA, SECRETARY**