



**Andre Sayegh**  
Mayor

Michael Deutsch, PP, AICP  
Division Director

Alfred V. Acquaviva, Esq.  
Counsel to the Board

Margarita Vega  
Board Secretary

## **CITY OF PATERSON**

### **PLANNING BOARD**

125 Ellison Street, 4<sup>th</sup> Floor  
Paterson, New Jersey 07505

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

mdeutsch@patersonnj.gov  
mvega@patersonnj.gov

### **COMMISSIONERS**

**Janice Northrop, Chairperson**

Mark Fischer, Vice-Chairperson

Kobir Ahmed

Willamae Brooks

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 18, 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 18, 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 18, 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. Atlas Senman  
105-107 Danforth Avenue; Block 5105, Lot 31  
The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots. Proposed Lot 31.02 is to contain the existing two-family dwelling on a proposed 2,500 square foot lot. Proposed Lot 31.01 is to contain a new two-family dwelling with three-bedrooms in each unit on a 2,500 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed Lot 31.02 requests variances for lot area (5,000 sq. ft. required and 2,500 sq. ft. proposed), lot width, (50 feet required and 25 feet proposed), front-yard setback (20 feet required and 8.46 feet existing), side-yard setbacks (14 feet required 2 feet proposed), and parking (three off-street parking spaces required and zero off-street parking spaces proposed). Proposed Lot 31.01 requests variances for lot area (5,000 sq. ft. required and 2,500 sq. ft. proposed), lot width, (50 feet required and 25 feet proposed) side-yard setback (14 feet required and 6 feet proposed), rear-yard setback, (20 feet required and 16 feet proposed), lot coverage (40 percent permitted and 49 percent proposed), and parking (four-off-street parking spaces required and

two off-street parking spaces provided), and open space (600 square feet required and 400 square feet provided).

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances

2. The Latino Group, LLC  
22-23 Market Street, Block 4702, Lot 2

The applicant proposes to convert the existing second floor of a two-story building that was formally used as a Medical Office into five (5) residential units, including one studio units and four (4) one-bedroom apartments. The Medical Office will relocate to the first floor of the building. The parcel has total area of 4,821 square feet. The parcel is located within the Great Falls Historic District. Existing non-conforming conditions will continue for lot area, lot width lot coverage and commercial parking. Variances for parking are requested as nine (9) off-street parking spaces are required and zero off-street parking spaces are provided and for Open Space/Amenity Area as 950 square feet is required and 146 square feet is provided.

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**