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CITY OF PATERSON

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DATE: WEDNESDAY, JANUARY 6, 2021
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 #711-680-001 (PLANNING BOARD REGULAR MEETING OF WEDNESDAY, JANUARY 6, 2021 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, JANUARY 6, 2021**, 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. Cross Street Corp.
20 Cianci Street; Block 4607, Lot 5 & 36-38 Ellison Street; Block 4607, Lot 4
The applicant proposes to legalize an existing five unit building that is assessed as a four-unit building. The first floor one-bedroom unit contains 526 square feet, which is below the minimum 600 square feet required for a one-bedroom unit and the first floor two-bedroom unit contains 500 square feet which is below the minimum 900 square feet required for a two-bedroom unit. The second floor one-bedroom unit contains 405 square feet, which is below the minimum 600 square feet required for a one-bedroom unit and the first floor two-bedroom unit contains 586 square feet, which is below the 900 square feet required for a two-bedroom unit. The third floor three-bedroom unit contains 1,020 square feet, which is below the minimum 1,100 square feet required for a three-bedroom unit. Ten (10) parking spaces are proposed off-site at 36-38 Ellison Street.
This proposal is within the MD: Medium Density Mixed Use District of the Great Falls Redevelopment Plan and all Amendments to thereof. The lot has area of 1,821 square feet and is located within the Great Falls Historic District.
Requires Site Plan Approval and Bulk Variances

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2. Cross Street Corp.
19 Van Houten Street; Block 4603, Lot 6
The applicant proposes to legalize an existing three unit building that is assessed as a two-unit building. The first floor two-bedroom unit contains 780 square feet, which is below the minimum 900 square feet required for a two-bedroom unit. The second floor units are both undersized one-bedroom units, containing 395 square feet and 490 square feet, whereas the minimum size for a one-bedroom unit is 600 square feet. Six (6) parking spaces are proposed off-site at 36-38 Ellison Street. This proposal is within the MD: Medium Density Mixed Use District of the Great Falls Redevelopment Plan and all Amendments to thereof. The lot has area of 2,100 square feet and is located within the Great Falls Historic 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 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