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Shahin Khaliq

DATE: WEDNESDAY, JANUARY 20, 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 20, 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 20, 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. 727 East 27, LLC
81-83 Lafayette Street; Block 3017, Lots 35 & 36
The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots. Proposed Lot 35.01 is to contain the existing two-family dwelling on a proposed 2,550 square foot lot. Proposed Lot 36.01 is to contain a new two-family dwelling with three-bedrooms in each unit on a proposed 2,450 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed lot 36.01 requests variances for lot area (5,000 sq. ft. required and 2,450 sq. ft. proposed), lot width, (50 feet required and 24.50 feet proposed), combined side-yard setback (14 feet required and 6 feet proposed), rear-yard setback, 20 feet required and 15 feet proposed; lot coverage (40 percent permitted and 48.53 percent proposed) and parking (four off-street parking spaces required, three provided off-street and one of the three within the required front-yard setback). Proposed Lot 35.01 requests variances for lot area (5,000 sq. ft. required and 2,550 sq. ft. proposed), lot width, (50 feet required and 25.50 feet proposed), front-yard setback, a minimum of 10 feet required and 5.81 feet existing, combined side-yard setback (14 feet required and 3.06 feet proposed), lot coverage (40 percent

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permitted and 43 percent proposed), and parking (four-off-street parking spaces required, and zero off-street parking spaces proposed).

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances
(RESCHDULED FROM DECEMBER 2, 2020 MEETING)

2. Power Gas, Inc.

195 21st Avenue a/k/a 200-204 Madison Street; Block 6008, Lot 6

The applicant proposes to remove and demolish the existing One-Island, Two-Pump Service Station with a Repair Garage and proposes to construct a new 525 square foot Office/Storage Sundry Sales Building, New Underground Storage Tanks; Two New Pump Islands with a total of Five Pumps and a New Canopy. A 120 square foot restroom and electrical room is also proposed. Four (4) off-street parking spaces are proposed. The site has access from Twenty-First Avenue and Madison Street. The lot has area of 6,607 square feet and is located in the C-1 Neighborhood Commercial District of the Fifth Ward Redevelopment Plan.

Requires Site Plan Approval and Bulk Variances

(CARRIED FROM DECEMBER 16, 2020 MEETING)

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