



**Andre Sayegh**  
Mayor

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## **CITY OF PATERSON**

### **PLANNING BOARD**

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### **COMMISSIONERS**

**Janice Northrop, Chairperson**

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### **ALTERNATES**

Ibrahim F. Issa

Forid Uddin

### **MAYOR'S REPRESENTATIVE**

Bennie L. Cooke

### **COUNCIL REPRESENTATIVE**

Shahin Khaliq

**DATE: WEDNESDAY, FEBRUARY 3, 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, FEBRUARY 3, 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](http://WWW.PATERSONNJ.GOV) AND FOLLOWING THE EMAIL LINK FOR THE MEETING [WWW.PATERSONNJ.GOV/PLANNINGBOARD](http://WWW.PATERSONNJ.GOV/PLANNINGBOARD).

On **WEDNESDAY, FEBRUARY 3, 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. Love Farms, LLC  
Partial Street Vacation of a Portion of Albion Avenue  
Location: Located at a point beginning at the northerly line of Albion Avenue, 700 feet westerly from the intersection of Albion Avenue and the westerly line of Crosby Avenue; then 125 feet in a westerly direction to a point in the northerly right-of-way line of Albion Avenue with its intersection with the Molly Ann's Brook, then 60 feet in a southerly direction to a point in the southerly right-of-way line of Albion Avenue with its intersection with the Molly Ann's Brook, then 125 feet in an easterly direction along the southerly right-of-way line of Albion Avenue to point 700 feet westerly from the intersection of Albion Avenue and the westerly line of Crosby Avenue, then 60 feet in a northerly direction to the point and place of beginning. Area to be vacated contains 7,500 square feet.  
The applicant requests that the Planning Board recommend to the City Council the street vacation of a portion of Albion Avenue as indicated above. The proposed vacated portion is an improved municipal roadway. The parcel in question contains approximately 7,500 square feet and is located south of Block 1010, Lots 1 & 37 and north of Block 1011, Lot 1.  
Requires Recommendation to the Paterson City Council.

2. Vincent General Construction, LLC  
45 East 21<sup>st</sup> Street; Block 3815, Lot 9  
The applicant proposes to rehabilitate an existing two-story structure that has a prior non-residential use into a four unit residential building. A partial second floor addition is also proposed. The lot contains area of 4,000 square feet and is located on the northeast corner of the intersection of East 21<sup>st</sup> Street and Ellison Place. The first floor proposes a two-bedroom unit of 908 square feet and a three-bedroom unit of 1,108 square feet. The second floor proposes a two-bedroom unit of 908 square feet and a three-bedroom unit of 1,231 square feet. Exterior tandem parking is proposed for four (4) vehicles. Variances are requested for lot area, (6,600 sq. ft. required and 4,000 sq. ft. provided); minimum lot width as 50 feet is required and 40 feet exists; a 20 foot front-yard setback is required and eight feet and seven inches exists on East 21<sup>st</sup> Street and a nine inch front-yard setback exists on Ellison Place, one side-yard setback, as a minimum of four feet is required and one foot and six inches exists, a 25 foot rear-yard setback is required and a 23 foot rear-yard setback is proposed; open space, (1,100 sq. ft. required and 0 sq. ft. proposed) and parking, (eight (8) spaces required and four (4) spaces proposed.) 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**