



**Andre Sayegh**  
Mayor

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## **CITY OF PATERSON**

### **PLANNING BOARD**

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### **COMMISSIONERS**

**Janice Northrop, Chairperson**

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Kobir Ahmed

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### **ALTERNATES**

Ibrahim F. Issa

Forid Uddin

### **MAYOR'S REPRESENTATIVE**

### **COUNCIL REPRESENTATIVE**

Shahin Khaliq

**DATE: WEDNESDAY, MARCH 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, MARCH 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, MARCH 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. Nicholas Marino  
149-155 Maple Street; Block 1410, Lot 10.01  
The applicant propose to subdivide the existing 7,457 square foot lot into two lots containing 3,750 square feet and 3,707 square feet. A new 3-story two-family dwelling is proposed on each lot. The parcel is located in the RA-2 Residential District of the First Ward Redevelopment Plan. Variances are requested for exceeding the maximum front-yard setback which is seven (7) feet as opposed to the twenty (20) foot setback proposed; a two and a half story building is permitted and a three-story building is proposed; exceeding the maximum driveway access width of twelve (12) feet and proposing an eighteen (18) foot driveway access width and parking two (2) of the proposed four (4) required of the off-street parking spaces within the front-yard setback. Requires Subdivision Approval, Site Plan Approval and Bulk Variances

2. H-Vidal Realty, LLC

159 16<sup>th</sup> Avenue; Block 4211, Lot 29

The lot is vacant and the applicant proposes to construct a new three-story residential dwelling of three (3) dwelling units. The first floor proposes tandem parking for two (2) vehicles, stairs to the upper floors, and a one bedroom unit of 638 square feet. The second floor proposes a three-bedroom unit of 1,143 square feet and the third floor proposes a three-bedroom unit of 1,221 square feet. The parcel has area of 2,333 square feet. This proposal is within the RA-2 Zone of the Fifth Ward Redevelopment Plan. Variances are requested for the following: lot area, as a minimum lot size of 5,000 square feet is required and 2,333 square feet exists, lot width, as the minimum lot width required is 50 feet and 25 feet is proposed, both side- yard setbacks, as a minimum of five feet is required and three feet is proposed and rear-yard setback, as a minimum of twenty feet is required and eighteen feet and seven inches is proposed and open space/amenity areas as 800 square feet is required and 470 square feet is proposed.

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**