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Mayor

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## **CITY OF PATERSON**

### **PLANNING BOARD**

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### **COMMISSIONERS**

**Janice Northrop, Chairperson**

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Ibrahim F. Issa

Forid Uddin

### **MAYOR'S REPRESENTATIVE**

Ivette Figueroa

### **COUNCIL REPRESENTATIVE**

Shahin Khaliq

**DATE: MONDAY, MARCH 15, 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 MONDAY, MARCH 15, 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 **MONDAY, MARCH 15, 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. 197-199 12<sup>th</sup> Avenue, LLC  
197 & 199 Twelfth Avenue; Block 3502, Lots 26 & 27  
The applicant proposes to remove the fire damaged building on Lot 26 and construct a three and a half-story residential building on combined Lots 26 & 27 which have combined lot area of 7,739 square feet. Parking is proposed on the ground level and two floors of residential units are proposed above. Each residential floor will contain five (5) One-Bedroom Units. A total of ten (10) residential units are proposed. A variance is requested as to determine the actual amount of amenity and useable open space provided. 1,500 square feet is required and the applicant proposes 1,452 square feet of which 1,200 may not meet the definition of “useable open space”. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan.  
Requires Site Plan Approval and Bulk Variances

2. 2017 Haring Street, Inc.  
50-52 North Fourth Street; Block 411, Lots 13 & 14  
Lots 13 & 14 are unimproved parcels and the applicant proposes to construct a three and a half-story residential building with a total of six (6) units. The basement plan includes a fitness room, a utility room, a tenant storage room and a refuse room. The first, second and third floors propose 2 two-bedroom units on each floor. Nine (9) exterior parking spaces with access to Temple Street are proposed. The parcel has area of 5,000 square feet and is located on the northeast corner of North Fourth Street and Temple Street. This proposal is within the RA-2 Zone of the First Ward Redevelopment Plan. Variances for front-yard setback, both side- yard setbacks and lot impervious coverage are requested. A front-yard setback of a minimum of three (3) feet is required and zero feet is proposed. A minimum side-yard setback of five (5) feet is required and zero feet is proposed on the Temple Street side of the building and three feet one inch is proposed on the eastern side of the building, a maximum impervious lot coverage of 80 percent is permitted and 92 percent 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**