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Shahin Khaliq

PLANNING BOARD SPECIAL MEETING

DATE: TUESDAY, MARCH 30, 2021
TIME: 7:00 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 SPECIAL MEETING ON TUESDAY, MARCH 30, 2021 AT 7:00 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 **Tuesday, March 30, 2021**, there will be a Special Meeting of the Paterson Planning Board which will be held at **7:00 p.m. Via Webinar Session**. The following matter will be heard:

1. 231 Market Street, LLC
231 Market Street; Block 4405, Lot 21
The applicant proposes to develop a total of nine (9) new apartments on the second through fourth floors of the existing building which has a lot size of 2,355 square feet. 231 Market Street is an existing four-story building with one existing retail space to remain on the first floor. The upper floors were used for office and storage space in the past. Three (3) one-bedroom units are proposed on each of the second, third, and fourth floors for a total of nine (9) units. New lobby and exterior access will be constructed on the Memorial Drive frontage of the building for the proposed nine (9) residential units. An existing fire escape on the Memorial Drive frontage of the building will provide secondary emergency access. The parcel is located on the northwest corner of Market Street and Memorial Drive within the B-4 Central Business District. A parking variance is requested as 16 off-street parking spaces are required and zero are proposed, open space as 1,800 square feet is required and zero

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square feet is proposed and for six of the nine one-bedroom units not providing the minimum 600 square feet per unit requirement.

Requires Site Plan Approval and Bulk Variances

2. Adoption of minutes.
3. 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