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Shahin Khaliq

DATE: WEDNESDAY, APRIL 21, 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, APRIL 21, 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, APRIL 21, 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. City of Paterson
76 McBride Avenue and 78-108 McBride Avenue; Block 4601, Lots 1 and 2
The City of Paterson proposes to subdivide the existing municipal owned property that includes Block 4601, Lots 1 and 2 and to create easements as indicated on the plans. A portion of subdivided Lot 1 will merge with Lot 2. Combined Lots 1 and 2 have area of 3.8 acres +/- . Lot 1 has existing lot area of 87,555 +/- square feet. Lot 1 is to be subdivided into three lots, to be known as proposed Lot 1, proposed Lot 1.01 and proposed Lot 1.02. Existing Lot 2 will acquire 19,168 square feet +/- from subdivided Lot 1 as a result of this subdivision. Newly created Lot 1.01 will contain 0.06 acres or 2,748 square feet +/- . Newly created Lot 1.02 will contain 0.60 acres or 24,811 square feet +/- . Newly created Lot 1 will contain 0.70 acres or 32,812 square feet +/- . Prior to this subdivision, Lot 1 contained 2.01 acres +/- . Existing Lot 2 had contained 1.96 acres or 85,376 square feet +/- prior to acquiring 19,168 square feet +/- from subdivided Lot 1. Proposed Lot 2 will contain 2.4 acres or 104,544 square feet +/- as a result of this Major Subdivision. This subdivision proposes no new construction, including to either the public park or the

Hydroelectric Generating Facility. The proposal is located within the Great Falls Historic District. Variances are required for lot area, as a minimum of 10,000 square feet is required and Lot 1.01 proposes 2,748 square feet and the minimum lot width required is 100 feet and all four proposed lots have a lot width of less than 100 feet;

The Applicant seeks any additional deviations, exceptions, design waivers, submission waivers, variances, interpretations, de minimis exceptions, continuations of any pre-existing non-conforming conditions, modifications of prior imposed conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application.

Requires Major Subdivision Approval, Site Plan Approval, and Bulk Variances

2. Nazmul Babul

223-225 Edmund Avenue; Block 1304, Lot 15

The applicant proposes to subdivide the existing 6,229 square foot parcel into two lots. Proposed Lot 15.01 is to contain a proposed three-story two-unit dwelling on a proposed 3,119 square foot lot. Proposed Lot 15.02 is to contain the existing two-family dwelling on a proposed 3,110 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed Lot 15.01 requests variances for lot area (5,000 sq. ft. required and 3,119 sq. ft. proposed), lot width, (50 feet required and 25 feet proposed), combined side-yard setback (14 feet required and 6 feet proposed), and parking (four off-street parking spaces required, four provided off-street with one within the required front-yard setback). Proposed Lot 15.02 requests variances for lot area (5,000 sq. ft. required and 3,110 sq. ft. proposed), lot width, (50 feet required and 25 feet proposed), front-yard setback, a minimum of 10 feet required and 8 feet existing, combined side-yard setback (14 feet required and 2.69 feet proposed), lot coverage (40 percent permitted and 46 percent proposed), and parking (two-off-street parking spaces required, and zero off-street parking spaces proposed).

Requires Minor Subdivision Approval, 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, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

JANICE NORTHROP, CHAIRWOMAN
MARGARITA VEGA, SECRETARY