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COUNCIL REPRESENTATIVE

Shahin Khaliq

PLANNING BOARD SPECIAL MEETING

DATE: MONDAY, MAY 3, 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 MONDAY, MAY 3, 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 **Monday, May 3, 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. Avalon Property Construction, LLC
164-168 Atlantic Street; Block 5402, Lot 10
The applicant proposes to construct a three-story, twelve (12) unit residential building on a vacant lot. The lot contains area of 7,500 square feet and is located on the southern side of Atlantic Street between Marshall Street and Court Street. The basement indicates gym/community space, a restroom, a refuse room, a laundry room, and two meter/mechanical rooms. The first floor proposes four studio units and a lobby with stair access to the upper floors. The second and third floors propose 4 two-bedroom units on each floor. Twelve (12) exterior off-street parking spaces are proposed, four of which are in a tandem arrangement. Variances are requested for lot area, (16,800 sq. ft. required and 7,500 sq. ft. provided); minimum lot width as 95 feet is required and 75 feet exists; front-yard setback, as a minimum of 20 feet is required and 8.71 feet to the cantilevered second floor is proposed; a minimum rear-yard setback of 25 feet is required and a rear-yard of 16 feet and 10 inches is proposed; exceeding the maximum lot coverage as 40 percent is permitted and 50 percent is proposed; open space, (2,600 sq. ft. required and 1,040 sq. ft. of open space and amenity space proposed) and off-

street parking, twenty-three (23) spaces required and twelve (12) spaces proposed.) This proposal is located within the R-Zone of the Area 11 Redevelopment Plan.
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