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Shahin Khaliq

DATE: WEDNESDAY, MAY 5, 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, MAY 5, 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, MAY 5, 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. Paterson Qualified Opportunity Zone, LLC
158-160 Hamilton Avenue; Block 3612, Lot 5
At the March 8, 2021 Planning Board Meeting, the applicant proposed to remove the existing two-unit structure and proposed to construct a new five-story residential building with a total of twenty (20) units. The basement proposed a sprinkler/utility room, a refuse/recycling room, a bike storage area, a half-bathroom, a gym/community area, an elevator, and a staircase. The first floor proposed a lobby with an elevator, a mail and package room, and a stairwell. Eight (8) off-street parking spaces were, also, proposed in addition to a secondary stairwell. The second through fifth floors each proposed one studio unit and 4 one-bedroom units on each floor. The parcel has area of 5,000 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances were requested for the following: front-yard setback, as a minimum of three feet was required and zero feet was proposed; one side- yard setback, as a minimum of five feet was required and zero feet was provided; rear-yard setback, as a minimum of twenty feet was required and eight feet was proposed; number of

building stories, as a three and a half story building was permitted and a five-story building was proposed; a maximum building height of 45 feet was permitted and a building height of forty-seven feet and two inches was proposed, maximum building coverage as 60 percent building coverage was permitted and 83 percent building coverage was proposed; maximum lot impervious coverage as 80 percent impervious coverage was permitted and 82 percent impervious coverage was proposed, open space/amenity areas as 3,000 square feet was required and 1,925 square feet was proposed and parking, as twenty (20) off-street parking spaces were required and eight (8) off-street parking spaces were proposed.

Prior to the completion of testimony, the applicant requested that the matter be carried to the meeting of April 7, 2021 in order to prepared plan revisions. At the April 7, 2021 meeting, the applicant requested that the matter be carried to the May 5, 2021 meeting in order to finalize the plan revisions. Plans with a revision date of March 9, 2021, have been submitted that indicates an eleven (11) unit residential building with no basement. The first proposes a lobby with stairs, a package area, sprinkler, and refuse rooms, a bike storage area, a secondary stairwell, six (6) parking spaces, and a studio unit. The second and third floors each proposed five (5) one-bedroom units one each floor. Variances are now requested for the following: front-yard setback, as a minimum of three feet is required and zero feet is proposed; one side- yard setback, as a minimum of five feet is required and three feet is provided; rear-yard setback, as a minimum of twenty feet is required and eight feet is proposed; maximum building coverage as 60 percent building coverage is permitted and 76 percent building coverage is proposed; open space/amenity areas as 1,650 square feet is required and 500 square feet is proposed and parking, as eleven (11) off-street parking spaces are required and six (6) off-street parking spaces are proposed.

Requires Site Plan Approval and Bulk Variances

(CARRIED FROM APRIL 7, 2021 MEETING)

2. EC Property Holdings, LLC

43 Cedar Street; Block 6111, Lot 16

On a vacant lot, the applicant proposes to construct a new three-story residential two-unit building. The first floor proposes a one-car enclosed garage and a one-bedroom unit. The second and third floors compose a three-bedroom unit, with the dining room, living room and kitchen on the second floor and three-bedrooms on the third floor. The parcel has lot area of 1,370 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 2,500 square feet is required and 1,370 square feet is existing; front-yard setback, as a minimum of three feet is required and zero feet is proposed; rear-yard setback, as a minimum of twenty feet is required and fourteen feet is proposed; lot building coverage, as a maximum lot building coverage of 60 percent is permitted and 62 percent is proposed; and open space; as 300 square feet of open space is required and 250 square feet of open space 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, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

JANICE NORTHROP, CHAIRWOMAN
MARGARITA VEGA, SECRETARY