



**Andre Savegh**  
Mayor

Michael Deutsch, PP, AICP  
Division Director

Alfred V. Acquaviva, Esq.  
Counsel to the Board

Margarita Vega  
Board Secretary

## **CITY OF PATERSON**

### **PLANNING BOARD**

125 Ellison Street, 4<sup>th</sup> Floor  
Paterson, New Jersey 07505

Tel: (973) 321-1343  
Fax: (973) 321-1345

mdeutsch@patersonnj.gov  
mvega@patersonnj.gov

### **COMMISSIONERS**

**Janice Northrop, Chairperson**

Mark Fischer, Vice-Chairperson

Kobir Ahmed

Williamae Brooks

Harry M. Cevallos

Chrystal Cleaves

Fannia Santana

### **ALTERNATES**

Ibrahim F. Issa

Forid Uddin

### **MAYOR'S REPRESENTATIVE**

Ivette Figueroa

### **COUNCIL REPRESENTATIVE**

Shahin Khalique

**DATE: MONDAY, MAY 17, 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, MAY 17, 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, MAY 17, 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. Dingmans's Dairy, L.L.C.  
82-84 Maryland Avenue; Block 7202, Lot 5  
On a vacant 6,000 sq. ft. lot, the applicant proposes to construct a one-story 4,556 square foot storage building for trucks and equipment. This building is to be used in conjunction with the owner's existing business on the southeast corner of Pennsylvania Avenue and Maryland Avenue. Variances are requested for lot area as 10,000 square feet is required and 6,000 square feet is proposed; lot width as 100 feet is required and 40 feet is proposed; rear-yard setback as thirty feet is required and two feet is proposed; and side-yard setbacks as either 0 feet or 10 feet is permitted and the applicant proposes a three foot setback on either side of the building. This proposal is located in the MU-Mixed Use District.  
Requires Site Plan Approval and Bulk Variances

2. Sandra Express Shipping, L.L.C.  
979-981 Market Street; Block 7915, Lot 14  
The applicant proposes to occupy a portion of the first floor commercial space for their wholesale and retail distribution company for the sale of appliances and household product's within an existing building containing approximately 10,800 square feet that was formally occupied by a light industrial use. The parcel has total area of 22,800 square feet and is located on the north side of Market Street between East 37<sup>th</sup> Street and East 38<sup>th</sup> Street. Existing non-conforming conditions will continue for not providing the required thirty (30) foot rear-yard setback and verifying that off-street parking can be provided. The applicant is in violation of operating without the required Certificate of Occupancy and has current zoning inspection violations for outdoor storage in the parking lot. This proposal is located in the B-3 General Business District.  
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**