



## CITY OF PATERSON PLANNING BOARD

125 Ellison Street, 4<sup>th</sup> Floor  
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### COMMISSIONERS

**Janice Northrop, Chairperson**

Mark Fischer, Vice-Chairperson

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### ALTERNATES

Ibrahim F. Issa

Forid Uddin

### MAYOR'S REPRESENTATIVE

Ivette Figueroa

### COUNCIL REPRESENTATIVE

Shahin Khaliq

**DATE: WEDNESDAY, JUNE 16, 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, JUNE 16, 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/PLANNING BOARD](http://WWW.PATERSONNJ.GOV/PLANNING BOARD).

On **WEDNESDAY, JUNE 16, 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. 340-342 East 19<sup>th</sup> ST., LLC  
340-342 East 19<sup>th</sup> Street; Block 2702, Lot 24

The applicant proposes to construct a three-story (3) unit residential building on a 3,200 square foot lot vacant lot. The proposed first floor indicates a two-car tandem garage, recycling bins, a laundry, a mechanical closet and a 612 sq. ft. one-bedroom unit. The second floor proposes a 1,110 sq. ft. three-bedroom unit and the third floor also proposes a 1,110 sq. ft. three-bedroom unit. Variances are requested for lot area; 5,000 square feet is required and 3,200 square feet is existing, lot width; as a 50 foot lot width is required and a 32 foot lot width is existing; minimum front-yard setback of 20 feet is required and a setback of 10 feet is proposed; a minimum rear-yard setback of 25 feet is required and a rear-yard setback of 20 feet is proposed; and parking; 6 off-street parking spaces are required and 4 are proposed. The Planning Board must also review the applicant's determination that the previous deed restriction on the parcel is non-binding as to the present application. This proposal is located within the R-3 High-Medium Density Residential District.

Requires Site Plan Approval and Bulk Variances

2. 190-192 Godwin Avenue, LLC  
190-192 Godwin Avenue, Block 3507, Lot 13

The parcel contains an existing three-story 3 unit dwelling and a rear building that contains two studio units. The rear building has been constructed and/or converted without obtaining permits. The applicants seeks approval for the two studio units to remain. The parcel has area of 2,550 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: lot area, as 5,000 square feet is required and 2,550 square feet is existing; lot width, as a minimum lot width of 50 feet is required and a lot width of 25 feet is existing; one side-yard setback, as a minimum of five feet is required and zero feet is provided; rear-yard setback, as a minimum of twenty feet is required and 5 feet is proposed; and open space/amenity areas as 1,200 square feet is required and 500 square feet 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, 4<sup>th</sup> Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

**JANICE NORTHROP, CHAIRMAN**  
**MARGARITA VEGA, SECRETARY**