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COUNCIL REPRESENTATIVE

Shahin Khaliq

DATE: WEDNESDAY, JULY 7, 2021
TIME: 6:00 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

- A. Re-Organization Meeting of the Paterson Planning Board for 2021-2022**
- B. Adoption of Paterson Planning Board Meeting Schedule for July 2021-June 2022**
- C. Regular Meeting 6:30 p.m.**
 - 1. Regin Rivas
319-323 Fair Street; Block 3509, Lot 41
The applicant proposes to subdivide the existing 8,250 square foot parcel into two lots. Proposed Lot 41.01 is to contain a proposed three-story two-unit dwelling on a proposed 4,125 square foot lot. Proposed Lot 41.02 is to contain the existing one-family dwelling on a proposed 4,125 square foot lot. This proposal is located within the RA-2 Low-Medium Density Residential District. Proposed Lot 41.01 requests variances for exceeding the maximum front-yard setback of between 3 and 7 feet, as a front-yard setback of 20 feet is proposed and exceeding the maximum impervious surface coverage, as 80 percent is permitted and 87.9 percent is proposed. Proposed Lot 41.02 requests variances for maintaining the existing front-yard setback at 17.81 feet as a maximum setback of 7 feet is required; maintaining the existing side-yard setback of 0.90 feet as a minimum of three feet is required; and requiring a driveway easement between the two proposed parcels to allow for access to the three (3) parking spaces proposed at the rear of proposed Lot 41.02.
Requires Minor Subdivision Approval, Site Plan Approval, and Bulk Variances
 - 2. Garfco Urban Renewal Corp.
154-178 Dakota Street, also known as, 500 Marshall Street; Block 5412, Lot 3
The applicant proposes to subdivide the existing 113,875 square foot parcel into two lots. Proposed lot 3.01 is to contain an existing one-story masonry building on a proposed 103,417 square foot lot. Proposed lot 3.02 is to contain an existing one-story masonry building on a proposed on a proposed 10,458 square foot lot. This proposal is located within the I-1 Light Industrial District. Proposed lot 3.02 requests variances for one side-yard setback, as a minimum of ten (10) feet is required and 5.7 feet is existing and from Section 500-7.2A.2 of the Zoning Ordinance relating to parking being set back a minimum of three (3) feet from property lines.
Requires Minor Subdivision Approval, Site Plan Approval, and Bulk Variances

3. 182 Jackson Street, LLC
182 Jackson Street; Block 5809, Lot 10
On a vacant lot, the applicant proposes to construct a three-story, three- unit building. The first, second, and third floor units all propose two-bedrooms in each unit. The site has area of 2,310 square feet and is located within the R-4 High Density Residential District. Variances are requested for lot area, as a minimum lot area of 4,950 square feet is required, lot width as 24.34 feet exists and 50 feet is required, combined side-yard setbacks, as 14 feet is required and 9.1 feet is proposed, lot coverage as 40 percent is permitted and 47.1 percent is proposed and parking, as six (6) parking spaces are required and zero parking spaces are provided.
Requires Site Plan Approval and Bulk Variances
4. Adoption of minutes.
5. 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, CHAIRPERSON
MARGARITA VEGA, SECRETARY