



Andre Sayegh
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, 4th Floor

Paterson, New Jersey 07505
Tel: (973) 321-1343
Fax: (973) 321-1345

mdeutsch@patersonnj.gov
mvega@patersonnj.gov

COMMISSIONERS

Janice Northrop, Chairperson

Forid Uddin, Vice-Chairperson
Mark Fischer
Kobir Ahmed
Harry M. Cevallos
Chrystal Cleaves
Fannia Santana

ALTERNATES

Jada Fulmore
Frank Roman

MAYOR'S REPRESENTATIVE

Ivette Figueroa

COUNCIL REPRESENTATIVE

Shahin Khaliq

PLANNING BOARD **SPECIAL MEETING**

DATE: THURSDAY, JULY 29, 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 THURSDAY, JULY 29, 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 **THURSDAY, JULY 29, 2021**, there will be a special meeting of the Paterson Planning Board which will be held at **6:30 p.m.** The following matter will be heard:

1. Hospital Plaza Properties, LLC
580 Straight Street; Block 5806, Lot 13; 582 Straight Street; Block 5806, Lot 14 & 87-89 Hospital Plaza; Block 5806, Lot 15
On a mostly vacant lot, the applicant proposes to construct a six-story 36,462 square foot masonry building for residential use containing a total of 34 units including one studio unit and 3 one-bedroom units on the first floor and 3 one-bedroom and 3 two-bedroom units on the second through sixth floors. The lot has total area of 8,116 square feet. This proposal is within the MU-H District of the Area 11 Redevelopment Plan. The applicant requests variances for lot size, as a minimum lot size of 22,000 square feet is required and the existing lot size is 8,116 square feet; for exceeding the maximum impervious coverage of 70% by proposing a 74.9% impervious coverage; a variance request for exceeding the maximum building coverage of 70% by proposing a 74.9% building coverage; and proposing a rear-yard setback of 11.5 feet whereas the minimum rear-yard setback is 15 feet. A variance is requested to place the 48 required off-street parking spaces off-site at 661-671 Main

Planning Board Special Meeting Agenda
July 29, 2021
Page 2

Street, a building also owned by the applicant. If approved, said shall be established by a recorded parking agreement.

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