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CITY OF PATERSON **PLANNING BOARD**

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Ivette Figueroa

COUNCIL REPRESENTATIVE

Shahin Khaliq

DATE: TUESDAY, AUGUST 3, 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 TUESDAY, AUGUST 3, 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 **TUESDAY, AUGUST 3, 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. The Truck Plug Sales & Service, LLC
155-161 Michigan Avenue & 253-259 Pennsylvania Avenue; Block 7211, Lots 5 & 8
The applicant proposes to operate a pre-owned vehicle dealership on an exterior lot at 253-259 Pennsylvania Avenue and have an office, automobile storage and automobile repair within an interior existing building at 155-161 Michigan Avenue. The combined lots have area of 20,000 square feet. This proposal is located within the MU-Mixed Use District. Existing non-conforming conditions will continue for rear-yard setback, as ten feet is required and zero feet exists on Lot 5.
Requires Site Plan Approval and Bulk Variances
2. Lobo Properties III, LLC
618-620 River Street; Block 2009, Lot 8
The applicant proposes to internally expand the existing two commercial spaces, which include a Liquor Store and a Boost Mobile Store into four commercial spaces. The applicant is proposing a 183 square foot management office and a 1,401 square foot commercial kitchen. Variances are requested for lot area, as the lot has area of 5,000 square feet and 10,000 square feet is required; the lot has width of 50 feet and lot width of 100 feet is required; a rear-yard setback of 30 feet is required and 1 foot exists; lot coverage of 60 percent is permitted and lot coverage of 100% is proposed

3. Challenger Fence, Inc.

91-95 Alabama Avenue; Block 7303, Lots 16 & 17

The applicant proposes to remove the existing two-family dwelling on the combined lots, which have lot area of 18,750 square feet and proposes to construct a one-story, single tenant building to contain a 10,500 square foot light industrial building with a 3,500 sq. ft. mezzanine space to be used to receive and assemble individual fence parts. A 13 foot by 25 foot covered loading platform on the eastern side of the building is also proposed. This proposal is within the MU-Mixed Use District which permits Light Industrial Uses. Variances are requested for the western (left side-yard) setback and for the rear-yard setback, as a minimum setback of ten feet is required on the side and rear and 5 feet is proposed to the west side-yard and rear-yard property lines.

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, CHAIRWOMAN
MARGARITA VEGA, SECRETARY