



**Andre Sayegh**  
Mayor

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## **CITY OF PATERSON PLANNING BOARD**

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### **COMMISSIONERS**

**Janice Northrop, Chairperson**

Forid Uddin, Vice-Chairperson  
Mark Fischer  
Kobir Ahmed  
Pedro Liranza  
Chrystal Cleaves  
Fannia Santana

### **ALTERNATES**

Jada Fulmore  
Frank Roman

### **MAYOR'S REPRESENTATIVE**

Ivette Figueroa

### **COUNCIL REPRESENTATIVE**

Shahin Khaliq

## **PLANNING BOARD SPECIAL MEETING**

**DATE: MONDAY, NOVEMBER 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 SPECIAL MEETING OF MONDAY, NOVEMBER 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](http://WWW.PATERSONNJ.GOV)

On **MONDAY, NOVEMBER 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. 90 Broadway Paterson, LLC  
90 Broadway; Block 4402, Lot 3  
The applicant proposes to convert the existing second, third and partial mezzanine floors of a three story building from office use to residential use. The first floor shall remain as a commercial use. The second and third floors each propose 2 two-bedroom units and a partial mezzanine above proposes one studio unit for a total of five (5) units consisting of 4 one-bedroom units and one studio unit. The building is located 88 feet east of the southeast corner of Washington Street and Broadway. The parcel has total area of 1,705 square feet. A parking variance is requested as 9 off-street parking spaces are required and zero are proposed. This proposal is located within the Downtown Commercial Historic District Overlay of the B-4 Downtown Central Business District. Requires Site Plan Approval and Bulk Variances

## **Planning Board Special Meeting Agenda**

**November 29, 2021**

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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, 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**