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MAYOR'S REPRESENTATIVE

Ivette Figueroa

COUNCIL REPRESENTATIVE

Shahin Khaliq

DATE: WEDNESDAY, DECEMBER 1, 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, DECEMBER 1, 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.

On **WEDNESDAY, DECEMBER 1, 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. George Chrzanowski
70-72 Front Street; Block 1414, Lot 7
The applicant proposes to subdivide the existing 10,862 square foot parcel into two lots. Proposed Lot 7.02 is to contain the existing one-family dwelling on a 5,926 square foot lot. Proposed Lot 7.01 is to contain a new two-family dwelling with two-bedrooms in each unit on a 4,936 square foot lot. Proposed lot 7.02 requests variances for minimum lot width, as 50 feet of lot width is required and 28 feet of lot width is proposed; fourteen feet of total side-yard setback is required and 5.38 feet of total side-yard setback is proposed; and parking, as two off-street parking spaces are required and zero (0) off-street parking spaces are proposed. Existing non-conforming conditions shall remain for front-yard setback, as twenty feet is required and 2.76 feet exists and one-side-yard setback, as a minimum of four feet is required and 2.38 feet exists. Proposed lot 7.01 requests variances for minimum lot size, as 5,000 sq. ft. is required and 4,936 sq. ft. is proposed; lot width, as 50 feet of lot width is required and 22 feet of lot width is proposed and total side-yard setback as fourteen feet of total side-yard setback is required and 6 feet of total side-yard setback is proposed and parking, as the applicant proposes to place one of the three required off-street parking spaces within the required front-yard

setback. This proposal is located within the R-2 Low-Medium Density Residential District.

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances

2. JCM Investors, LLC

279 12th Avenue; Block 3403, Lot 17

On a vacant lot, the applicant proposes to construct a new three-story residential building with a total of three (3) units. The first floor proposes a two car garage, a recycling area, laundry and mechanical units behind louvre doors, a 612 square foot one-bedroom unit and stairs to the upper floors. The second and third floors each propose a three-bedroom unit of 1,110 square feet. The parcel has area of 2,500 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances for lot area is required as 5,000 square feet is required and 2,500 square feet is existing, lot width as 50 feet is required and 25 feet exists and both side- yard setbacks, as a minimum side-yard setback of five (5) feet is required on each side and three (3) feet is proposed on each side.

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, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

JANICE NORTHROP, CHAIRWOMAN

MARGARITA VEGA, SECRETARY