



CITY OF PATERSON PLANNING BOARD

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Shahin Khalique

AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, APRIL 6, 2022
TIME: 6:30 P.M. – VIA WEBINAR SESSION

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, APRIL 6, 2022 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.

THE FOLLOWING MATTERS WILL BE HEARD:

1. Peoples Capital Group, LLC
64 Pearl Street; Block 4316, Lot 3

The applicant proposes to construct a new three-story residential building with a total of two (2) residential units on a vacant 1,501.48 square foot lot. One family will occupy the first and second floors. The first floor proposes a one-car garage, a living and a dining area, a mechanical room, a laundry closet and a half bathroom, and the second floor proposes four bedrooms. The third floor proposes a three-bedroom unit with a mechanical and laundry room. This proposal is within the RA-2 Zone of the Fifth Ward Redevelopment Plan. Variances are requested for the following: lot area, as 2,500 square feet of lot area is required and 1,501.48 is existing; front yard, as 3 feet is required and 1 foot is proposed; one side yard setback, as 3 feet is required and zero feet is proposed on one side; rear-yard setback, as 20 feet is required and 10 feet is proposed; maximum building coverage, as 60 percent is required and 68 percent is

proposed, and open space, as 300 square feet of open space area is required and 250 square feet of open space area is proposed.

Requires Site Plan Approval and Bulk Variances. (FIRST APPEARANCE)

2. Ali Zidan

246-248 5th Avenue; Block 2112, Lot 10

The applicant proposes a new second story addition to the existing one story retail area. The existing basement level includes two bathrooms and storage utility areas. The first floor contains an existing restaurant and a grocery store, which will remain unchanged. The second floor proposes two (2) one-bedroom units and a rear covered porch. The parcel is 3,267 square feet. The proposed mixed residential and commercial use is a conditional use within the R-3 High Medium Density Residential District. The existing one story retail building has existing nonconforming yard setbacks and building coverage. Variances for the second story addition are requested for minimum lot area and lot width, front yard setbacks on 5th Avenue and East 17th Street, side yard setbacks, building lot coverage and off-street parking. A minimum lot area of 5,000 square feet is required and 3,267 square feet is existing. A minimum lot width of 50 feet is required and 32.67 feet is existing. A minimum front yard setback of 20 feet is required and 0.48 feet is proposed from 5th Avenue and 0 feet is proposed from East 17th Street. A minimum side yard of 4 feet is required on one side and 3.1 feet is proposed. A maximum lot coverage of 40 percent is required and 51.7 percent is proposed. A total of ten (10) off street parking spaces are required and three (3) parking spaces are proposed.

Requires Conditional Use Approval, Site Plan Approval, and Bulk Variances (FIRST APPEARANCE)

3. 5th Avenue Mill Work, LLC

185-191 5th Avenue; Block 2104, Lot 1

The applicant proposes a partial second story addition above the existing Cabinet Manufacturing building, one story and two story addition to the east and northeast side of the existing building and a surface parking lot with three parking spaces on the east side of the parcel. The existing first floor area will remain unchanged. The first floor of the new addition proposes an extension to the existing Cabinet Manufacturing facility and a garage. The partial second floor on the southern side of the building will be devoted to a conference room, a common area, a half bathroom, an internal staircase and two private offices. The second story above the proposed garage will be used as a storage room. The subject property is located within the Mixed Use District. Variances are requested for the following: front yard setback, as 10 feet is required and zero feet is proposed from the partial second story to the 5th Avenue front property line; side-yard setback, as 10 feet is required and 0.27 feet and 1.3 feet are proposed on the west and east side yards respectively; rear-yard setback, as 10 feet is required and 2.16 feet is proposed; lot coverage, as 60 percent is required and 81.69 percent is proposed; parking, as at least one of the 4 spaces is tandem; drive aisle, as 12 feet is required and 10 feet is proposed; and stall depth, as 22 feet of stall depth for the parallel parking spaces is required and 18 feet is proposed.

Requires Site Plan Approval, and Bulk Variances (FIRST APPEARANCE)

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, CALL TO SCHEDULE AN APPOINTMENT 973-321-1343.

**JANICE NORTHRUP, CHAIRWOMAN
MIRIAM R. PEREZ, BOARD SECRETARY**