



## CITY OF PATERSON PLANNING BOARD

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### COMMISSIONERS

Janice Northrop, Chairperson  
Forid Uddin, Vice-Chairperson  
Kobir Ahmed  
Chrystal Cleaves  
Mark Fischer  
Pedro Liranzo  
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### ALTERNATES

Frankie Roman  
Zoraya Ammar

### MAYOR'S REPRESENTATIVE

Ivette Figueroa

### COUNCIL REPRESENTATIVE

Shahin Khalique

## AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, JUNE 1, 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, JUNE 1, 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](http://WWW.PATERSONNJ.GOV) AND FOLLOWING THE EMAIL LINK FOR THE MEETING [WWW.PATERSONNJ.GOV](http://WWW.PATERSONNJ.GOV)

The following matters will be heard:

1. **Michael J. Wolf**  
**356-360 Knickerbocker Avenue; Block 7707, Lot 4**  
**360-364 Knickerbocker Avenue; Block 7707, Lot 5**

The applicant proposes a lot line adjustment to move the lot 5 western property line to increase the lot area of lot 4 by 900 square feet. Proposed lot area of lot 5 will be reduced from 10,500 square feet to 9,600 square feet and proposed lot area of lot 4 will be increased from 5,625 square feet to 6,525 square feet. Four off-street parking spaces and a new driveway are proposed for lot 4. A variance is required for the distance between the impervious surface parking area and the eastern and western property lines for lot 4 as three (3) feet is required and zero feet is proposed.

**(Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances.)**  
**(FIRST APPEARANCE)**

**2. *Felix De La Hoz & Michelle Dominguez***  
***33-37 Richmond Avenue; Block 1508, Lot 10***

The applicant propose to subdivide the existing 7,500 square foot lot into two lots containing 3,750 square feet each. An existing one-family dwelling will remain on proposed lot 10.01 and a new 3-story one-family dwelling is proposed on lot 10.02. The parcel is located in the R-1 Residential Zone. Variances for lot 10.01 are requested for lot area as 5,000 sq. ft. is required and 3,750 sq. ft. is proposed; lot width as 50 feet is required and 37.50 feet is proposed; front-yard setback as 25 feet is required and 24.88 feet is existing; side-yard setbacks as 4 feet is required and 3.95 feet is existing on one side and 10 feet is required on the other side and 6.91 feet is proposed; minimum rear-yard setback as 20 feet is required and 17.95 feet is existing; maximum lot coverage, as 30 percent is permitted and 52.04 percent is proposed and parking as one of the two required off-street parking spaces is to be located within the front-yard setback and is located on the proposed property line whereas 3 feet of landscape separation from the proposed subdivision line is required. Variances for lot 10.02 are requested for lot area as 5,000 sq. ft. is required and 3,750 sq. ft. is proposed; lot width as 50 feet is required and 37.50 feet is proposed; combined side-yard setback as 14 feet is required and 10 feet is proposed, number of building stories, as a two and half story dwelling is permitted and a three-story dwelling is proposed; maximum lot coverage, as 30 percent is permitted and 33.3 percent is proposed and parking, as four spaces are proposed; two in the garage and two in the front-yard setback, which requires a variance.

***(Requires Subdivision Approval, Site Plan Approval and Bulk Variances)***

***(FIRST APPEARANCE)***

- 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, 4<sup>th</sup> Floor, Paterson, New Jersey, 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call to schedule an appointment at 973-321-1343 or email [mperez@patersonnj.gov](mailto:mperez@patersonnj.gov).

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