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CITY OF PATERSON

PLANNING BOARD

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AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, AUGUST 10TH, 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, AUGUST 10, 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 AND FOLLOWING THE EMAIL LINK FOR THE MEETING WWW.PATERSONNJ.GOV

The following matters will be heard:

1. 66 Montclair, LLC.

473-479 Preakness Avenue; Block 1211, Lot 2

The applicant proposes to subdivide the existing 12,026 square foot parcel into two lots. Proposed lot 2.01 is to contain the existing two family dwelling and one story-detached garage on a proposed 4,780 square foot lot. Proposed lot 2.02 is to contain a proposed three-story two-unit dwelling on a proposed 7,246 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed lot 2.01 requests variances for lot area as 5,000 sq. ft. is required and 4,780 sq. ft. is proposed, and front-yard setback as 20 feet is required and 7.6 feet is existing. Proposed lot 2.02 requests variances for lot width as 50 feet is required and 21.68 feet is proposed and rear-yard setback as 20 feet is required and 18.85 feet is proposed.

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances
(ADJOURNED FROM JUNE 15TH, 2022)

2. 476-478 McBride Ave, LLC.

476-478 McBride Avenue; Block 5001, Lot 2

The applicant proposes to reconstruct an existing fire damaged mixed-use building to include a commercial use and a total of six (6) residential dwelling units. The first floor contains a retail commercial use, a studio unit, two (2) one-bedroom units and a covered porch. The second floor contains a two-bedroom unit and two (2) one-bedroom units. The existing basement floor is used for utilities only and will remain unchanged. The applicant proposes a surface parking area containing four parking spaces, an enclosed refuse/recycle area and an open grass area at the rear yard. The subject property has an area of 4,187 square feet. This proposal is within the B-1 Neighborhood Business District. Variances are requested for the following: both side setbacks, as 10 feet is required and 2.69 feet is existing, maximum building coverage, as 50 percent is required and 54.93 percent is proposed; Floor Area Ratio, as FAR of 1 is permitted and 1.07 is existing; and parking, as fourteen (14) off-street parking spaces are required and four (4) parking spaces are proposed.

Requires Site Plan Approval and Bulk Variances.

(ADJOURNED FROM JUNE 15TH, 2022)

3. Garrett Mountain Homes, LLC

36-60 Mountain Avenue; Block 5103, Lot 11.01

On the combined parcels containing 44,037 square feet, the applicant proposes to construct sixteen (16) townhouse units in a cluster of four (4) buildings containing four (4) townhouse units of three (3) bedrooms each in each of the four (4) proposed buildings. Each building is to contain three (3) stories and have dimensions of 37 feet in width and 100 feet in length. Forty-eight (48) parking spaces are proposed. The first floor of each unit proposes a one-car garage, a study and a powder room. The second floor proposes a kitchen, a dining area, a living room and a powder room. The third floor proposes three bedrooms and two full bathrooms. Two (2) additional exterior parking spaces are provided for each unit. Each unit contains 2,821 gross square feet. All proposed vehicular access will be from two proposed driveways on Mountain Avenue. The existing structures on the site will be removed. This proposal is located within the R-3 High-Medium Density Residential District. All open space and landscaping requirements are met. Thirty-eight (38) parking spaces are required and forty-eight (48) are provided. Variances are requested for front-yard setback, as a minimum setback of twenty (20) feet is required and fifteen (15) feet is proposed; minimum rear-yard setback, as 25 feet is required and 8.9 feet is proposed; maximum building height, as one of the four proposed buildings exceeds the 35 foot height limit and proposes a 38.5 foot building height; and any other variances that the Planning Board may deem.

Requires Site Plan Approval and Bulk Variances

(FIRST APPEARANCE. ADJOURNED FROM JULY 20TH, 2022 TO BE ADJOURNED TO A DATE TO BE DETERMINED.)

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 4:00 p.m., Monday through Friday. Please call to schedule an appointment at 973-321-1343 or email mperez@patersonnj.gov.

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