



Andre Sayegh
Mayor

Michael Deutsch, PP, AICP
Division Director

Alfred V. Acquaviva, Esq.
Counsel to the Board

Solmaz Farzboud, PP, AICP
Principal Planner

Miriam R. Perez
Board Secretary

CITY OF PATERSON

PLANNING BOARD

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505
Tel: (973) 321-1343
Fax: (973) 321-1345

COMMISSIONERS

Janice Northrop, Chairperson
Fannia Santana, Vice Chairperson
Kobir Ahmed
Chrystal Cleaves
Mark Fischer
Imran Hussain
Pedro Liranzo

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, AUGUST 17TH, 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 17, 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. *Jonelly Reynoso*
211-213 East 17th Street; Block 2113, Lot 4

The applicant proposes to convert the existing two-family dwelling into a three-family dwelling by constructing a new three-bedroom unit above the second floor. The existing basement floor will be a finished recreation area for the first floor family only including a half bathroom and a mechanical room. The existing first and second floors' three-bedroom units propose no change to the floor plan, except minor interior modifications to the rear bedroom. The proposed third floor addition proposes a three-bedroom unit with an identical layout as the second floor. The parcel has a lot area of 5,000 square feet. This proposal is within the R-3 High-Medium Density Residential District. Variances are requested for the front yard setback, as 20" feet is required and 5.5" feet is existing, and parking, as six (6) parking spaces are required and four (4) parking spaces are proposed in a tandem arrangement at the rear yard garage and driveway. ***Requires Site Plan Approval and Bulk Variances.***
(FIRST APPEARANCE)

2. *United Assets Management, LLC*
295-299 Fulton Place; Block 3206, Lot 13

The applicant proposes to remove the existing structure on the lot having an area of 7,500 square feet and construct a new four-story residential building with a total of twelve (12) units. The first floor proposes parking for thirteen (13) vehicles, an entrance lobby, a package area, a refuse and recycling room, a sprinkler room, bicycle storage, an elevator and two stairwells. The second, third and fourth floors each propose one (1) one-bedroom unit, two (2) two-bedroom units and one (1) three-bedroom unit on each floor. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: A side-yard setback, as a minimum of five feet is required and three feet is proposed; rear-yard setback, as a minimum of twenty feet is required and eleven feet is proposed; number of building stories, as a three and a half story building is permitted and a four story building is proposed; maximum building coverage, as 60 percent building coverage is permitted and 77 percent building coverage is proposed; maximum impervious coverage as impervious coverage of 80 percent is permitted and 88 percent impervious coverage is proposed and parking, as eighteen (18) parking spaces are required; two (2) electric vehicle charging station spaces are proposed reducing the requirement to sixteen (16) parking spaces and thirteen (13) parking spaces are proposed.

Requires Site Plan Approval and Bulk Variances

(FIRST APPEARANCE)

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, 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