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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, OCTOBER 5TH, 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, OCTOBER 5TH, 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. Abdelomeen Dandis & Mike Tadmuri***
157-163 West Broadway; Block 607, Lot 5
165-169 West Broadway; Block 607, Lot 4

The applicant proposes a lot line adjustment that will decrease lot 4 from 5,625 square feet to 3,750 square feet and increase lot 5 from 6,183 square feet to 8,058 square feet. Lot 4 will decrease in size by 1,875 square feet and lot 5 will increase in size by 1,875 square feet. The existing one-story brick building on lot 4 that contains 1,875 square feet will become part of lot 5. This proposal is within the RA-2 Zone of the First Ward Redevelopment Plan. Existing non-conforming conditions will continue on lots 4 & 5 for front-yard setback; minimum side-yard setback on the western side of lot 4; minimum rear-yard setback on lots 4 & 5; maximum building coverage on lot 4 and maximum impervious coverage on lots 4 & 5. New variances are requested for lot area, as the minimum lot area required is 5,000 square feet and lot 4 proposes a lot area of 3,750 square, and the existing one-story building to become part of lot 5 is placed on the common property line with proposed lot 4, which is less than the minimum five foot required side setback.

Requires Minor Subdivision Approval and Bulk Variances
(FIRST APPEARANCE) RESCHEDULED TO OCTOBER 19TH, 2022.

2. 39-41 LEWIS LLC.
39-41 Lewis Street; Block 6410, Lot 12.02

The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots. Proposed lot 12.03 is to contain the existing three family dwelling on a proposed 2,500 square foot lot. Proposed lot 12.04 is to contain a proposed three-story two-unit dwelling on a proposed 2,500 square foot lot. This proposal is located within the R-3 High Medium Density Residential District. Proposed lot 12.03 requests variances for lot area (5,000 sq. ft. required and 2,500 sq. ft. proposed), lot width (50 feet required and 25 feet proposed), front-yard setback (20 feet required and 7.53 feet existing), side-yard setback (4 feet required and 0.13 feet proposed as a result of the subdivision), combined side-yard setback (14 feet required and 2.93 feet proposed), building coverage (40 percent required and 50.6 percent proposed), and parking (five off-street parking spaces required, and four off-street parking spaces proposed in a tandem arrangement). Proposed lot 12.04 requests variances for lot area (5,000 sq. ft. required and 2,500 sq. ft. proposed), lot width, (50 feet required and 25 feet proposed), front-yard setback (20 feet required and 10 feet proposed on Lewis Street and 3.08 feet proposed on Cedar Street), side-yard setback (4 feet required and 3.08 feet proposed on the south side), building coverage (40 percent required and 48 percent proposed), and parking (four off-street parking spaces required and two off-street parking spaces provided).

Requires Minor Subdivision Approval, 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