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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, DECEMBER 21, 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 #3158 (PLANNING BOARD REGULAR MEETING OF WEDNESDAY, DECEMBER 21, 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. *J and A 5th Avenue, LLC.*
178-182 Fulton Street; Block 3212, Lot 7

The applicant proposes to construct a new three-story multi-family residential building with a total of six (6) residential units and six (6) parking spaces on the parcel's surface parking lot. The basement floor plan proposes an area for utilities, sprinkler valve, mechanical tools/supplies and a staircase. The first floor proposes the vestibule, 2 one-bedroom units and a staircase. The second and third floors each propose 2 one-bedroom units and a staircase. The parcel has lot area of 4,687 square feet. This Proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: lot area, as 5,000 square feet is required and 4,687 square feet is existing; maximum front yard setback, as 10 feet is required and 41 feet is proposed; minimum side yard setback, as 5 feet is required and 4 feet is proposed on each side yard setback; rear yard setback, as 20 feet is required and 4 feet is proposed;

maximum impervious coverage, as 80 percent is required and 83.08 percent is proposed; amenity space, as 900 square feet of amenity space is required and 96 square feet is proposed; maximum height of the fence, as 4 feet is required in the front yard setback and 6 feet is proposed, and the distance between parking spaces and the side yards' property lines, as 3 feet is required and 0.75 feet is proposed on each side yard.

Requires Site Plan Approval and Bulk Variances.

FIRST APPEARANCE

2. *J and A 5th Avenue, LLC.*

476-480 Summer Street; Block 6303, Lot 13 & 14

The applicant proposes to construct a new three-story multi-family residential building on lots 14 and 15 with a total of ten (10) residential units. The basement partial floor plan proposes a mechanical room, an elevator and two staircases. The first floor proposes a parking garage with ten (10) parking spaces, a dumpster compactor's room, an elevator, and two stairwells. The second and third floors propose 5 one-bedroom units, a trash chute, and 247 square feet of tenant's activity room. The parcel has lot area of 5,900 square feet. This Proposal is within the RA-2 Zone of the Fifth Ward Redevelopment Plan. Variances are requested for the following: front yard setback, as a minimum of 3 feet is required and 1 foot is proposed; minimum one side yard setback, as 5 feet is required and 4 feet is proposed; rear yard setback, as 20 feet is required and 4 feet is proposed; building coverage, as 60 percent is required and 78.81 percent is proposed; maximum impervious coverage, as 80 percent is required and 84.68 percent is proposed; tenant amenity space, as 1,500 square feet is required and 498 square feet is proposed; and the distance between parking spaces and the left side property line, as 3 feet is required and 1.5 feet is proposed.

Requires Site Plan Approval and Bulk Variances.

FIRST APPEARANCE

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, 9:00 A.M. TO 4:00 P.M., MONDAY THROUGH FRIDAY, CALL TO SCHEDULE AN APPOINTMENT 973-321-1343 OR EMAIL MPEREZ@PATERSONNJ.GOV.

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