



**Andre Savagh**  
Mayor

Michael Deutsch, PP, AICP  
Division Director

Alfred V. Acquaviva, Esq.  
Counsel to the Board

Margarita Vega  
Board Secretary

**CITY OF PATERSON**  
**PLANNING BOARD**

125 Ellison Street, 4<sup>th</sup> Floor  
Paterson, New Jersey 07505

Tel: (973) 321-1343  
Fax: (973) 321-1345

mdeutsch@patersonnj.gov  
mvega@patersonnj.gov

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Mark Fischer, Vice-Chairperson

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Jeys Abreu

**MAYOR'S REPRESENTATIVE**

Wayne Witherspoon

**COUNCIL REPRESENTATIVE**

Shahin Khalique

**DATE: WEDNESDAY, MAY 20, 2020**

**TIME: 6:30 p.m.**

**AGENDA:**

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 #711-680-0071 (PLANNING BOARD MEETING OF WEDNESDAY, MAY 20, 2020 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/PLANNINGBOARD](http://WWW.PATERSONNJ.GOV/PLANNINGBOARD).

On **WEDNESDAY, MAY 20, 2020**, there will be a regularly scheduled meeting of the Paterson Planning Board which will be held at **6:30 p.m.** The following matters will be heard:

1. Excel Hobby Blades, Inc.  
473-485 Getty Avenue; Block 7005, Lots 11 & 12; 165-169 Genessee Avenue; Block 7005, Lots 9 & 10; 20 Vesper Street; Block 7005, Lot 13.01  
The applicant proposes to expand the existing manufacturing and warehouse building on Lot 12 with a second-floor addition of 14,334 square feet to contain offices, conference rooms, storage, and warehousing. Two elevators and a mechanical room are proposed on the first floor. The building on Lot 12 is proposed to have 52,446 square feet of area on both the first and second floors. The first floor is to be used for manufacturing. The parcels have frontages along Vesper Street, Getty Avenue, and Genessee Avenue. The parcels have total area of 46,897 square feet. Only lot 12 is affected by this proposal. This proposal is located within the IT- Industrial Transition Zone of the Area 11 Redevelopment Plan. Existing non-conforming conditions will remain for not providing the minimum lot width of 200 feet, as 163 feet exists on Getty Avenue, not providing the minimum rear-yard setback of 15 feet as 1 foot exists and exceeding the maximum lot coverage requirement of 70 percent as 82 percent exists. The applicant requests a

new variance for parking as 26 parking spaces are required, and 11 parking spaces are proposed.

Requires Site Plan Approval, Bulk Variances, and Passaic County Planning Board Review.

2. Paterson Habitat for Humanity

142-144, 144-146, 148-150 & 152 Governor Street  
Block 3603, Lots 9, 10, 11 & 12

The applicant proposes to merge Lots 9, 10, 11, and 12, which have combined lot area of 13,700 square feet and subdivide them into six (6) lots. Proposed Lots 9 & 10 are to have lot area of 2,500 square feet. Proposed Lot 11.01 is to have lot area of 2,503 square feet. Proposed Lot 11.02 is to have lot area of 2,625 square feet. Proposed Lot 11.03 is to have area of 2,621 square feet. Proposed Lot 12 is to have area of 950 square feet. Except for Lot 12, each lot is to have a single-family, three-story dwelling constructed on each lot. All six (6) of the lots are to have frontage on Governor Street. The parcels are vacant. Proposed Lot 12 is to be used as an open space/pocket park. This proposal is located within the RA-2 Zone of the Fourth Ward Redevelopment Plan. A minimum lot area of 2,500 sq. ft. per lot is required.

Requires Major Subdivision Approval, Site Plan Approval, and Bulk Variances.

3. Nassir Almukhtar

373-379 Knickerbocker Avenue; Block 7708, Lot 21

The applicant proposes to subdivide the existing 15,000 square foot parcel into two lots. Proposed Lot 21.01 is to contain the existing two-family dwelling on an 8,250 square foot lot. Proposed Lot 21.02 is to contain a new two-family duplex dwelling with three-bedrooms in each duplex on a 6,750 square foot lot. Proposed Lot 21.01 will have width of 55 feet and depth of 150 feet. Proposed Lot 21.02 will have width of 45 feet and depth of 150 feet. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed lot 21.01 requests a variance for parking one vehicle within the front-yard setback. Proposed Lot 21.02 requests variances for proposing a 45 foot width lot when a 50 foot width lot is required, and proposing a 12 foot combined side-yard setback when a 14 foot combined side-yard setback is required.

Requires Minor Subdivision Approval, Site Plan Approval, and Bulk Variances

4. Adoption of minutes.

5. Adoption of resolutions.

Maps and documents in support of the above applications are available for public inspection by appointment only in the office of the Division of Planning and Zoning, 125 Ellison Street, 4<sup>th</sup> Floor, Paterson, New Jersey, 9:00 a.m. to 2:00 p.m., Monday and Wednesday. Please contact Margarita Vega, Planning Board Secretary, at 973-321-1343 or via e-mail at [mvega@patersonnj.gov](mailto:mvega@patersonnj.gov) for an appointment.

**JANICE NORTHROP, CHAIRWOMAN**  
**MARGARITA VEGA, SECRETARY**