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COUNCIL REPRESENTATIVE

DATE: WEDNESDAY, JULY 15, 2020
TIME: 6:00 P.M. – VIA WEBINAR SESSION

AGENDA: REORGANIZATION & REGULAR MEETING:

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 RE-ORGANIZATION AND REGULAR MEETING OF WEDNESDAY, JULY 15, 2020, AT 6:00 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/PLANNINGBOARD.

On Wednesday, July 15, 2020, there will be a Re-Organization and Regular Meeting of the Paterson Planning Board. This meeting is scheduled to begin at **6:00 p.m.** The Board will hear the following matters:

- A. Re-Organization Meeting of the Paterson Planning Board for 2020 – 2021**
- B. Adoption of Paterson Planning Board Meeting Schedule for July 2020 – June 2021.**
- C. Regular Meeting 6:30 P.M.**
 - 1. 51-53 Carroll Street, LLC
51-53 Carroll Street; Block 3211, Lots 44 and 45
The applicant proposes to merge Lots 44 and 45 and remove the existing concrete and macadam parking area and construct a new four-story residential building with a total of twelve (12) units and one commercial space. The basement proposes a utility room, elevator maintenance room, and a stairwell. The first floor proposes

a 1,524 sq. ft. commercial space, a lobby with an elevator and a stairwell. Eight (8) off-street parking spaces area also proposed in addition to a secondary stairwell. The second through fourth floors each propose 4 two-bedroom units on each floor. The roof plan indicates 3,800 square feet of sitting and terrace area. The parcel has area of 5,000 square feet and is located on the northeast corner of Governor Street and Carroll Street. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: front-yard setback, as a minimum of three feet is required and zero feet is proposed on both Governor Street and Carroll Street; side- yard setback, as a minimum of five feet is required and zero feet is provided; rear-yard setback, as a minimum of twenty feet is required and zero 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 90 percent building coverage is proposed; maximum impervious coverage as 80% impervious coverage is permitted and 100 % building coverage is proposed; and parking, as eighteen (18) off-street parking spaces are required and eight (8) off-street parking spaces are proposed.

Requires Site Plan Approval and Bulk Variances

2. Pillar College

111 Washington Street; Block 4407, Lot 21

The applicant proposes to occupy the second floor of a renovated three-story office building. The second floor contains 7,209 square feet. The second floor will contain classroom space, office space, conference space, restrooms, a stairwell, and an elevator. The applicant offers classes in higher education opportunities. The parcel has total area of 10,343 square feet. A parking variance is requested. This proposal is located within the B-4 Downtown Central Business District.

Requires Site Plan Approval and Bulk Variances

3. Adoption of minutes.

4. 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, 4th 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 for an appointment.

JANICE NORTHROP, CHAIRWOMAN
MARGARITA VEGA, SECRETARY