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DATE: WEDNESDAY, AUGUST 5, 2020
TIME: 6:30 P.M. – VIA WEBINAR SESSION

AMENDED 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 REGULAR MEETING OF WEDNESDAY, AUGUST 5, 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 AND FOLLOWING THE EMAIL LINK FOR THE MEETING WWW.PATERSONNJ.GOV/PLANNINGBOARD.

On **WEDNESDAY, AUGUST 5, 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. Herbert Melo Properties, LLC
307-309 Caldwell Avenue; Block 5301, Lot 7
The applicant proposes to construct a three-story, seven unit residential building on a lot now or formally containing a one and a half story frame dwelling used as single dwelling unit. The lot contains area of 6,250 square feet and is located on the northern side of Caldwell Avenue between Summit Street to the west and Garret Street to the east. The ground/first floor proposes parking for seven vehicles and a two-bedroom unit. The second and third floors propose 1 one-bedroom unit and 2 two-bedroom units on each floor. Variances are requested for lot area, (9,800 sq. ft. required and 6,250 sq. ft. provided); minimum lot width as 95 feet is required and 50 feet exists; a 25 foot rear-yard setback is required and twenty feet is proposed; open space, (1,650 sq. ft. required and 1,000 sq. ft. proposed) and parking, (fourteen (14) spaces required and seven (7) spaces proposed.) This proposal is located within the R-3 High-Medium Density Residential District. Requires Site Plan Approval and Bulk Variances
(CARRIED FROM JUNE 17, 2020 MEETING)

Paterson Planning Board Regular Meeting Agenda

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2. 62 Plum Street LLC
60-62 Plum Street and 64 Plum Street; Block 5807, Lots 2 & 3
The applicant proposes to remove the existing structures on lots 2 and 3 and construct a five-story residential building of 20 units. Variances are requested for lot area as a minimum lot size of 22,000 sq. ft. is required and 6,700 square feet of building lot is proposed, rear-yard setback, as a minimum rear-yard setback of 15 feet is required and 13 feet is proposed, amenity space as 4,450 square feet is required and 1,905 square feet is proposed, and parking, as 27 parking spaces are required and 16 parking spaces are proposed. The parcel is located in the Multi-Family Residential District of the Area 11 Redevelopment Plan.
Requires Site Plan Approval and Bulk Variances
3. Samir Saleh
7-11 Michigan Avenue (Block
Extension of time for application granted on May 16, 2020 to construct a new four-story building with parking for twenty (20) vehicles on the first floor and a total of fifteen (15) dwelling units on the second, third and fourth floors, including six (6) one-bedroom units and nine (9) two-bedroom units. The parcel contains 8,754 square feet. This proposal is located within the B-2 Community Business District. Variances are requested for rear-yard setback; 25 feet required and 10.25 feet proposed; exceeding the maximum building height; 40 feet permitted and 44 feet proposed; exceeding the maximum number of building stories; three stories permitted and four stories proposed; exceeding the lot coverage; 60 percent permitted and 72 percent proposed and parking; 29 parking spaces required and 20 parking spaces proposed. Site Plan Approval and Bulk Variances were approved. The applicant is requesting an Extension of Time to begin the project which was delayed due to the state medical emergency and related economic conditions.
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, 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