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

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**COUNCIL REPRESENTATIVE**

Luis Velez

**DATE: WEDNESDAY, AUGUST 12, 2020**  
**TIME: 6:30 P.M. – VIA WEBINAR SESSION**

**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 12, 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, AUGUST 12, 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. JTM Investment Group & 510 Oakland, LLC  
90-92 Coral Street; Block 608, Lot 26  
The site is vacant of structures and the applicant proposes to construct a new three-story residential building with a total of twenty-three (23) units. The first floor proposes a lobby with a mail and package room, two stairwells and 3 one-bedroom units and 2 two-bedroom units. Twenty-four (24) off-street parking spaces are proposed; 13 of the parking spaces are beneath the buildings projection line and the remaining 11 are within the uncovered parking area. The second and third floors each propose 4 one-bedroom units and 5 two-bedroom units on each floor. The parcel has area of 17,952 square feet. This proposal is within the RA-2 Zone of the First Ward Redevelopment Plan. Variances are requested for the following: rear-yard setback, as a minimum of twenty feet is required and an average of eleven feet is proposed; and parking, as thirty (30) off-street parking spaces are required and twenty-four (24) off-street parking spaces are proposed.  
Requires Site Plan Approval and Bulk Variances  
**(CARRIED FROM JUNE 8, 2020 MEETING)**

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2. West Broadway Realty, LLC  
466-490 Chamberlain Avenue; Block 1006, Lots 3 and 4  
The applicant proposes to reconfigure an existing one-story multi-tenant commercial building. The applicant proposes that the existing Dunkin Donuts store will relocate to a 2,003 square foot space with a proposed drive-through. The applicant proposes that a vacant 8,511 square foot space is to be occupied by Davita Dialysis. A future retail tenant space of 8,120 square feet exists, in addition to an existing bank of 3,000 square feet, and two other tenant spaces of 1,234 square feet and 1,411 square feet will also remain. The parcel has area of 107,915 square feet. This proposal is within the B-2 Community Business District. A parking variances is requested, as a total of 151 parking spaces are required and a total of 129 parking spaces exist on the parcel.  
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, 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**