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PLANNING BOARD SPECIAL MEETING

DATE: THURSDAY, OCTOBER 15, 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 SPECIAL MEETING ON THURSDAY, OCTOBER 15, 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 **Thursday, October 15, 2020**, there will be a Special Meeting of the Paterson Planning Board which will be held at **6:30 p.m., Via Webinar Session**. The following matter will be heard:

1. J & J Real Estate Ventures, LLC
261 Marshall Street; Block 5503, Lot 9
The applicant proposes to construct a five-story mixed use building with a partial basement. A first floor commercial space of 522 square feet and parking for 21 parking spaces is proposed on the first floor ground level. On the second through fifth floors, 2 one-bedroom units, 4 two-bedroom units and 1 three-bedroom unit are proposed on each of the four upper floors. A total of 28 residential units are proposed. Variances are requested for lot area as a minimum lot size of 12,000 sq. ft. is required and 9,569 square feet of building lot is proposed, a minimum 15 foot rear-yard setback is required and a rear-yard setback of 0 feet is proposed, a maximum building coverage of 85 percent is permitted and building coverage of 98 percent is proposed, open space as 6,800 square feet is required and 3,000 square feet is proposed and parking, as 46 spaces are required

and 24 parking spaces are proposed. The parcel is located in the Mixed Use Business District of the Area 11 Redevelopment Plan.
Requires Site Plan Approval and Bulk Variances

2. Adoption of minutes.
3. Adoption of resolutions.

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, 8:30 a.m. to 4:30 p.m., Monday through Friday.

JANICE NORTHROP, CHAIRWOMAN
MARGARITA VEGA, SECRETARY