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Forid Uddin

**MAYOR'S REPRESENTATIVE**

Bennie L. Cooke

**COUNCIL REPRESENTATIVE**

Luis Velez

**DATE: WEDNESDAY, DECEMBER 2, 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, DECEMBER 2, 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, DECEMBER 2, 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. Eddie Mohamed  
312-314 Getty Avenue; Block 6708, Lot 3  
The applicant proposes to construct a three-story, five (5) unit residential building on a lot now or formally containing a two and a half story frame dwelling used as a multiple unit building. The lot contains area of 5,000 square feet and is located on the western side of Getty Avenue between Thomas Street and George Street. The first floor proposes parking for six vehicles and a two-bedroom unit. The second and third floors propose 2 two-bedroom units on each floor. A basement with utilities, storage, a refuse area, and a laundry is also proposed. Variances are requested for lot area, (8,250 sq. ft. required and 5,000 sq. ft. provided); minimum lot width as 80 feet is required and 50 feet exists; a 25 foot rear-yard setback is required and 10 feet is proposed; maximum lot coverage as 40 percent is permitted and 47 percent is proposed; open space, (1,250 sq. ft. required and 900 sq. ft. proposed) and parking, (Ten (10) spaces required and six (6) spaces proposed.) This proposal is located within the R-3 High-Medium Density Residential District. Requires Site Plan Approval and Bulk Variances

2. 727 East 27, LLC  
81-83 Lafayette Street; Block 3017, Lots 35 & 36  
The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots. Proposed Lot 35.01 is to contain the existing two-family dwelling on a proposed 2,550 square foot lot. Proposed Lot 36.01 is to contain a new two-family dwelling with three-bedrooms in each unit on a proposed 2,450 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed lot 36.01 requests variances for lot area (5,000 sq. ft. required and 2,450 sq. ft. proposed), lot width, (50 feet required and 24.50 feet proposed), combined side-yard setback (14 feet required and 6 feet proposed), rear-yard setback, 20 feet required and 15 feet proposed; lot coverage (40 percent permitted and 48.53 percent proposed) and parking (four off-street parking spaces required, three provided off-street and one of the three within the required front-yard setback). Proposed Lot 35.01 requests variances for lot area (5,000 sq. ft. required and 2,550 sq. ft. proposed), lot width, (50 feet required and 25.50 feet proposed), front-yard setback, a minimum of 10 feet required and 5.81 feet existing, combined side-yard setback (14 feet required and 3.06 feet proposed), lot coverage (40 percent permitted and 43 percent proposed), and parking (four-off-street parking spaces required, and zero off-street parking spaces proposed).  
Requires Minor Subdivision Approval, 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 in the office of the Division of Planning and Zoning, 125 Ellison Street, 4<sup>th</sup> Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

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