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MAYOR'S REPRESENTATIVE

Ivette Figueroa

COUNCIL REPRESENTATIVE

Shahin Khalique

DATE: MONDAY, NOVEMBER 1, 2021
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 #711-680-001 (PLANNING BOARD REGULAR MEETING OF MONDAY, NOVEMBER 1, 2021 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.

On **MONDAY, NOVEMBER 1, 2021**, 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. Alimi Builders, LLC
368-372 East 27th Street; Block 3308, Lot 11
The applicant proposes to subdivide the existing 6,274 square foot parcel into two lots. Proposed lot 11 is to contain the existing two-family dwelling on a 2,938 square foot lot. Proposed lot 11.01 is to contain a new two-family dwelling with three-bedrooms in each unit on a 3,336 square foot lot. Proposed lot 11 requests variances for minimum lot size, as 5,000 sq. ft. is required and 2,938 sq. ft. is proposed; lot width, as 50 feet of lot width is required and 29.38 feet of lot width is proposed; fourteen feet of total side-yard setback is required and 6.5 feet of total side-yard setback is proposed; and parking, as four off-street parking spaces are required and three (3) off-street parking spaces are proposed. Existing non-conforming conditions shall remain for front-yard setback, as twenty feet is required and 6.2 feet exists and one-side-yard setback, as a minimum of four feet is required and 1.5 feet exists. Proposed lot 11.01 requests variances for minimum lot size, as 5,000 sq. ft. is required and 3,336 sq. ft. is proposed; lot width, as 50 feet of lot width is required and 29.38 feet of lot width is proposed and total side-yard setback as fourteen feet of total side-yard setback is required and 10.2 feet of

total side-yard setback is proposed. A recorded driveway easement is required for the proposed ten foot wide shared driveway between the existing and proposed dwellings and for the 24 foot proposed back-up area in the rear-yard. This proposal is located within the R-2 Low-Medium Density Residential District.

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances

2. EC Property Holdings, LLC

523 Union Avenue; Block 610, Lot 10

The applicant proposes to construct a three-story 2 unit residential building on a 2,019 square foot lot vacant lot. The dwelling has approximate dimensions of 19 feet in width and 65 feet in length. The proposed first floor indicates a two-car tandem garage, refuse/recycling bins, a laundry, a mechanical closet, a half-bathroom and a storage room. The second floor proposes a three-bedroom unit and the third floor also proposes a three-bedroom unit. Variances are requested for lot area; 5,000 square feet is required and 2,019 square feet is existing; lot width; as a 50 foot lot width is required and a 27.14 foot lot width is existing; minimum front-yard setback of 20 feet is required and a setback of 7.04 feet is proposed; a minimum rear-yard setback of 20 feet is required and a rear-yard setback of 5.56 feet is proposed; 12 feet of combined side-yard setback is required and 6 feet of combined side-yard setback is proposed; a lot coverage of 40 percent is permitted and a lot coverage of 60 percent is proposed; 4 off-street parking spaces are required and 2 are proposed. This proposal is located within the R-3 High-Medium Density Residential District.

Requires Site Plan Approval and Bulk Variances

3. Biogenesis, Inc.

408-426 Marshall Street; Block 5401, Lot 6

The applicant proposes to construct a two-story storage building on an existing 28,684 sq. ft. parking lot. The first floor proposes fifty parking spaces, an interior loading dock, an elevator, two stairwells, a shipping office, a half-bathroom and a dumpster. The second floor proposes storage for the applicants manufacturing building located at 444 Marshall Street. The building and surrounding lot is to cover 100 percent of the lot and is located on the northwest corner of Industrial Plaza and Marshall Street. This proposal is located within the I-1 Light Industrial District. Variances are requested for front, side and rear-yard setbacks as a minimum of ten feet of setback is required and less than 3 feet is provided on all sides; lot coverage as a maximum lot coverage of 60 percent is permitted and the building and remaining lot is to cover 100 percent of the lot; maximum height as a maximum building height of 40 feet is permitted and the applicant proposes an average building height of 44 feet; a parking variance for proposing a parking space width of 8 feet 6 inches whereas a parking space width of 9 feet is required and providing two handicap parking spaces of 8 feet in width by 18 feet in length whereas a handicap parking space of 12 feet in width by 20 feet in length is required.

Requires Site Plan Approval and Bulk Variances

4. Adoption of minutes.

5. 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