



CITY OF PATERSON PLANNING BOARD

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MAYOR'S REPRESENTATIVE

Pedro Rodriguez

COUNCIL REPRESENTATIVE

Maritza Davila

DATE: Wednesday, November 30, 2016
TIME: 7:00 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

NOTICE OF HEARINGS ON REDEVELOPMENT DESIGNATIONS:

- 1. TAKE NOTICE THAT** a Public Hearing will be held before the Paterson Planning Board in the City Hall Council Chambers, Third Floor, Paterson City Hall, 155 Market Street, Paterson, New Jersey, to consider recommending to the City Council whether the area, known as the "Great Falls' Redevelopment Study Area", consisting of Block 4601, Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18 & 19; Block 4602, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16; Block 4603, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 14.01, 15 & 16; Block 4604, Lot 1; Block 4605, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 & 19; Block 4606, Lot 1; Block 4607, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 & 21; Block 4608, Lot 1; Block 4609, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 9.01, 9.02, 10, 11, 11.01, 12, 13, 14 & 15; Block 4701, Lots 1 & 7; Block 4712, Lots 1, 2, 16, 17, 18, 19, 20 & 21; Block 4802, Lots 20, 21 & 22; and Block 4803, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11 meets the criteria for a non-condemnation redevelopment area in accordance with the New Jersey Local Redevelopment and Housing Law.

The Study Area, located in the City's Great Falls Historic District in the First, Second, and Fifth Wards can be split into two sections. The northern portion of the area is generally bound by the Passaic River to the north, Curtis Place and Prospect Street to the east, Market Street and Passaic Street to the south, and Spruce Street to the west. The southern section of the study area includes the properties along Spruce Street from Market Street all the way south to where Spruce Street intersects with Grand Street. Any person interested in or who may be affected by a determination that the delineated area is an area in need of redevelopment may appear at the hearing and participate therein in accordance with the Planning Board's procedural rules.

A map and redevelopment study of the potential area has been prepared and can be inspected at the office of the Division of Planning & Zoning, 125 Ellison Street, Fourth Floor, Paterson, N.J. or the office of the Clerk of the City of Paterson, 155 Market Street, Third Floor, Paterson, N.J.

The designation of an area in need of redevelopment operates as a finding of public purpose and the determination shall not authorize the City to exercise the power of eminent domain to acquire any property in the delineated area. The owner of any parcel of land in the redevelopment area has 45 days after the City Council has ratified the redevelopment designation to challenge the designation.

- 2. TAKE NOTICE THAT** a Public Hearing will be held before the Paterson Planning Board in the City Hall Council Chambers, Third Floor, Paterson City Hall, 155 Market Street, Paterson, New Jersey, to consider recommending to the City Council whether the area, known as the “River/Main ‘A’ Area Redevelopment Study”, consisting of Block 3701, Lots 1, 2, 3, 4, 5, 6, 7 & 8; Block 3712, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 21, 22, 23, 24, 26, 29, 30, 31, 32, 33, 34, 35 & 36; Block 3713, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13 & 14; Block 4056, Lots 1.01 & 2.01; and Block 4507, Lots 1 & 2 meets the criteria for a non-condemnation redevelopment area in accordance with the New Jersey Local Redevelopment and Housing Law.

The Study Area, located in the City’s First Ward, is generally bounded by West Broadway to the west, the Passaic River to the north, Tyler Street to the east, and Memorial Drive to the south. Any person interested in or who may be affected by a determination that the delineated area is an area in need of redevelopment may appear at the hearing and participate therein in accordance with the Planning Board’s procedural rules.

A map and redevelopment study of the potential area has been prepared and can be inspected at the office of the Division of Planning & Zoning, 125 Ellison Street, Fourth Floor, Paterson, N.J. or the office of the Clerk of the City of Paterson, 155 Market Street, Third Floor, Paterson, N.J.

The designation of an area in need of redevelopment operates as a finding of public purpose and the determination shall not authorize the City to exercise the power of eminent domain to acquire any property in the delineated area. The owner of any parcel of land in the redevelopment area has 45 days after the City Council has ratified the redevelopment designation to challenge the designation.

- 3. TAKE NOTICE THAT** a Public Hearing will be held before the Paterson Planning Board in the City Hall Council Chambers, Third Floor, Paterson City Hall, 155 Market Street, Paterson, New Jersey, to consider recommending to the City Council whether the area, known as the “River/Main ‘B’ Area Redevelopment Study”, consisting of Block 3701, Lots 14 & 15; Block 4502, Lots 1 & 2; Block 4503, Lots 1, 5, 6, 18, 19 & 20; and Block 4504, Lots 2, 3, 13 & 14 meets the criteria for a non-condemnation redevelopment area in accordance with the New Jersey Local Redevelopment and Housing Law.

The Study Area, located in the City’s First Ward, comprises two non-contiguous portions, one of which consists of two lots located near the intersection of River Street and Bridge Street and adjacent to the Passaic River, and one of which consists of several groups of properties located generally between Memorial Drive, West Broadway and Main Street. Any person interested in or who may be affected by a determination that the delineated area is an area in need of redevelopment may appear at the hearing and participate therein in accordance with the Planning Board’s procedural rules.

A map and redevelopment study of the potential area has been prepared and can be inspected at the office of the Division of Planning & Zoning, 125 Ellison Street, Fourth Floor, Paterson, N.J. or the office of the Clerk of the City of Paterson, 155 Market Street, Third Floor, Paterson, N.J.

The designation of an area in need of redevelopment operates as a finding of public purpose and the determination shall not authorize the City to exercise the power of eminent domain to acquire any property in the delineated area. The owner of any parcel of land in the redevelopment area has 45 days after the City Council has ratified the redevelopment designation to challenge the designation.

- 4. TAKE NOTICE THAT** a Public Hearing will be held before the Paterson Planning Board in the City Hall Council Chambers, Third Floor, Paterson City Hall, 155 Market Street, Paterson, New Jersey, to consider recommending to the City Council whether the area, known as the “River/Main ‘C’ Area Redevelopment

Study”, consisting of Block 3701, Lots 9, 10, 11, 12 & 13; Block 3710, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 & 22; Block 3711, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 & 16; Block 3712, Lot 28; Block 4504, Lots 1, 4, 5, 6, 7, 8, 9, 10, 11 & 12; Block 4505, Lots 1 & 2; and Block 4507, Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14 meets the criteria for a non-condemnation redevelopment area in accordance with the New Jersey Local Redevelopment and Housing Law.

The Study Area, located in the City’s First Ward, comprises three non-contiguous portions, one of which consists of an island in the Passaic River and several lots along Memorial Drive, one of which consists of several blocks bound by Broadway to the south, Washington Street to the east, Memorial Drive to the north, and West Broadway to the west, and one of which consists of several properties located between River Street and the Passaic River. Any person interested in or who may be affected by a determination that the delineated area is an area in need of redevelopment may appear at the hearing and participate therein in accordance with the Planning Board’s procedural rules.

A map and redevelopment study of the potential area has been prepared and can be inspected at the office of the Division of Planning & Zoning, 125 Ellison Street, Fourth Floor, Paterson, N.J. or the office of the Clerk of the City of Paterson, 155 Market Street, Third Floor, Paterson, N.J.

The designation of an area in need of redevelopment operates as a finding of public purpose and the determination shall not authorize the City to exercise the power of eminent domain to acquire any property in the delineated area. The owner of any parcel of land in the redevelopment area has 45 days after the City Council has ratified the redevelopment designation to challenge the designation.

ALA ABDELAZIZ, CHAIRMAN
MARGARITA RODRIGUEZ, SECRETARY