



Jane E. Williams-Warren
Mayor

Michael Deutsch, PP, AICP
Division Director

Alfred V. Acquaviva, Esq.
Counsel to the Board

Margarita Rodriguez
Board Secretary

CITY OF PATERSON **PLANNING BOARD**

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505

Tel: (973) 321-1343
Fax: (973) 321-1345

mdeutsch@patersonnj.gov
mrodriguez@patersonnj.gov

COMMISSIONERS

Janice Northrop, Chairperson

Dr. Lilisa Mimms, Vice-Chairperson
Ala Abdelaziz
Willamae Brooks
Harry M. Cevallos
Mark Fischer
Eddie Gonzalez

ALTERNATES

Hector L. Nieves, Jr.
Stacey A. Coleman

MAYOR'S REPRESENTATIVE

Jesus R. Castro

COUNCIL REPRESENTATIVE

Luis Velez

PLANNING BOARD **SPECIAL MEETING**

DATE: MONDAY, APRIL 9, 2018
TIME: 6:30 p.m.
PLACE: Council Chambers,
Third Floor, City Hall

AGENDA:

1. Harris Townhomes Associates 2017, LLC
416-462 Fifth Avenue; Block 2507, Lot 13
The applicant is seeking amended site plan approval and subdivision approval. The applicant has previously obtained approval to subdivide the property into five (5) lots. The parcel will now be subdivided into three (3) lots. One lot will contain 165 affordable housing units in seventeen (17) new buildings. Variances are requested for townhome massing where eight (8) units are permitted in a building and 22 units are proposed; maximum multi-family building length of 200 feet where 388 feet is proposed; minimum number of parking spaces provided, where 384 is required and 191 are proposed; ADA parking space requirements; foundation plantings and plant size, and any other variances and/or waivers that may be necessary. Previous site plan approval was granted on another lot for 80 affordable units with a preference for seniors. The parcel contains approximately 15 acres. This proposal is within the R-4 High Density Residential District. Requires Major Subdivision Approval, Site Plan Approval, and Bulk Variances
2. Review of Plan Designating the City of Paterson as an Area In Need of Rehabilitation.
As directed by the City Council of the City of Paterson, the Planning Board of the City of Paterson is reviewing a resolution proposing the designation of the entire City as an Area in Need of Rehabilitation pursuant to the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-14). The Planning Board will review the basis for the designation; a report entitled, "Area in Need of Rehabilitation Study", prepared by Heyer, Gruel, and Associates, and dated, February, 2018. A planner from the firm will be present to discuss the study and address questions from the Board and any other interested parties. The Board may submit recommendations regarding the proposals to the City Council for its consideration.
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, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

JANICE NORTHROP, CHAIRWOMAN
MARGARITA RODRIGUEZ, SECRETARY

