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AGENDA
SPECIAL MEETING
BOARD OF ADJUSTMENT

**THESE MATTERS MAY BE
CALLED DIFFERENTLY
THAN LISTED**

DATE: MONDAY, JULY 27, 2020
TIME: 7:30 P.M.
PLACE: WEBINAR SESSION – Virtual Meeting

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 BOARD OF ADJUSTMENT 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 WEDNESDAY, APRIL 23, 2020, AT 7:30 P.M.

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 (BOARD OF ADJUSTMENT SPECIAL MEETING
OF MONDAY, JULY 27, 2020, AT 7:30 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/BOARD OF ADJUSTMENT.

On Monday, July 27, 2020, there will be a Special Meeting of the Paterson Board of
Adjustment which will be held at **7:30 p.m.**, Via Webinar Session. The following matter
will be heard:

1. Hinchliffe Master Urban Renewal, L.P. (**CARRIED FROM JULY 9, 2020
MEETING**)
1-27 Jasper Street (Block 801, Lot 7) and Passaic Falls Tract (Block 801, 23 &
23.01)
Application to construct a six (6) story mixed Use building consisting of
approximately 75 age-restricted, income-restricted rental housing (the “Senior

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Housing”) on the second through six floors on Block 801, Lot 7, also known as, 1-27 Jasper Street. The first floor will contain an approximately 5,068 square foot childcare facility, (the “Childcare Facility”), an eleven (11) space ground floor parking garage, and approximately eight (8) off-street parking spaces along the northerly side of the building. (The Senior Housing and the Childcare Facility are collectively referred to as the “Housing Component”). The second through six floors will each have 1 studio unit, 11 one-bedroom units, and 2 two-bedroom units for a total of 75 residential units. Proposed off-street parking will also be located in a new (4) four-story accessory parking garage consisting of approximately 315 parking spaces to be constructed along Block 801, Lot 23.01. The parking garage along with a subdivision of Lot 23 into two lots were previously approved by the City of Paterson Planning Board on June 22, 2020, and is not part of the current application before the Board of Adjustment.

The property to which this application pertains is designated on the Tax Maps of the City of Paterson as Block 801, Lot 7 and is *commonly known as 1-27 Jasper Street*, Paterson, New Jersey and is located within the Public Use District of the First Ward Redevelopment Plan. The proposed off-street parking garage on proposed Block 801, Lot 23 commonly known as Passaic Falls Tract is located within the National Park Gateway District of the First Ward Redevelopment Plan.

The applicant seeks the following approvals:

- (a) Use Variance pursuant to N.J.S.A. 40:55D-70(d)(1) to permit the Housing Component in the Public Use District of the First Ward Redevelopment Plan, which is not permitted;
- (b) Variance pursuant to N.J.S.A. 40:55D-70(d)(4) for increase in the permitted floor area ratio required maximum 1.4, proposed 3.0 (per City’s planner 3.0, per Applicant 2.93);
- (c) Variance pursuant to N.J.S.A. 40:55D-70(d)(5) for increase in the permitted density required 50 units/acre (33 units allowed) – 75 units proposed;
- (d) Preliminary and Final Site Plan Approvals; and
- (e) The following “c” bulk variances (i) minimum front setback 25’ – 5.2’ proposed; (ii) minimum side setback (one) 15’ – 4.5’ proposed; (iii) minimum side setback (both) 30’ – 23.2’ proposed; (iv) rear setback 20’ – 10’ proposed; (v) lot coverage 20% maximum – 49.8% proposed; (vi) open Space required 15,500 sq. ft. – 0 sq. ft. proposed; (vii) dumpster must be 10’ from the principle building – 0’ proposed; (viii) all residential parking should be located on the same lot as the principle building, some parking proposed on lot 23.01; and (ix)) size of two-bedrooms 900 sq. ft. required – 875 sq. ft. is proposed (per City’s planner) pursuant to the Municipal Zoning Ordinance of the City of Paterson as well as the Municipal Land Use Law and such variance relief, exceptions, design waivers, permits, interpretations, exceptions, approvals, or licenses that are deemed necessary or appropriate by the applicant or the Board of Adjustment, and/or specified by the Board of Adjustment planner, engineering consultants, or its professionals and which may arise during the course of the hearing process. This notice is provided to you as an owner of the property in the immediate vicinity.

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Applicant seeks Use Variance and “D” Variances pursuant to N.J.S.A. 40:55D-70(d)(1) to permit the Housing Component in the Public Use District of the First Ward Redevelopment Plan, which is not permitted, Preliminary and Final Site Plan Approval pursuant to the Municipal Zoning Ordinance of the City of Paterson, as well as, the Municipal Land Use Law and such variance relief, exceptions, design waivers, permits, interpretations, exceptions, approvals, or licenses that are deemed necessary or appropriate by the applicant or the Board of Adjustment, and/or specified by the Board of Adjustment planner, engineering consultants, or its professionals, and which may arise during the course of the hearing process. This notice is provided to you as an owner of the property in the immediate vicinity. (Use, “D” Variances, Bulk, Site Plan) First Ward Public Use District Zone

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

Maps and documents in support of the above applications are available for public inspection by appointment only in the office of the Division of Planning and Zoning, 125 Ellison Street, 4th Floor, Paterson, New Jersey, 9:00 a.m. to 2:00 p.m., Monday and Wednesday. Please contact Margarita Vega, Board of Adjustment Secretary, at 973-321-1343 or via e-mail at mvega@patersonnj.gov for an appointment.

GERALD THAXTON, CHAIRMAN
MARGARITA VEGA, SECRETARY