



**Andre Sayegh**  
Mayor

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## CITY OF PATERSON PLANNING BOARD

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### COMMISSIONERS

**Janice Northrop, Chairperson**  
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Mark Fischer  
Kobir Ahmed  
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### ALTERNATES

Jada Fulmore  
Forid Uddin

### MAYOR'S REPRESENTATIVE

Ivette Figueroa

### COUNCIL REPRESENTATIVE

Shahin Khaliq

**DATE: WEDNESDAY, SEPTEMBER 29, 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 WEDNESDAY, SEPTEMBER 29, 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](http://WWW.PATERSONNJ.GOV) AND FOLLOWING THE EMAIL LINK FOR THE MEETING [WWW.PATERSONNJ.GOV/PLANNINGBOARD](http://WWW.PATERSONNJ.GOV/PLANNINGBOARD).

On **WEDNESDAY, SEPTEMBER 29, 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. Paterson Fund 1, LLC  
122-124 Godwin Avenue; Block 3514, Lot 8  
The applicant proposes to remove the existing two-and-a-half story frame dwelling on the parcel and construct a new four-story residential building with a total of fifteen (15) units. The basement proposes a sprinkler/utility room, a refuse/recycling room, a bike storage area, a half-bathroom, a gym/community area, an elevator and a staircase. The first floor proposes a lobby with an elevator, a mail and package room and a stairwell. Nine (9) off-street parking spaces are also proposed in addition to a secondary stairwell. The second through fourth floors each propose 5 one-bedroom units on each floor. The parcel has area of 6,000 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: front-yard setback, as a minimum of three feet is required and zero feet is proposed; one side-yard setback, as a minimum of five feet is required and zero feet is provided; number of building stories, as a three and a half story building is permitted and a four-story building is proposed; maximum building coverage as 60 percent building coverage is permitted and 75 percent building coverage is proposed; and parking, as fifteen (15) off-street parking spaces are required and nine (9) off-street parking spaces are proposed.  
Requires Site Plan Approval and Bulk Variances

2. Paterson Qualified Opportunity Zone, LLC

127, 129-131 & 133-135 Sixteenth Avenue; Block 4211, Lots 40, 41 & 42

On a lot with existing structures and parking, the applicant proposes to demolish the existing buildings and construct a new four-story residential building with a total of twenty-four (24) units. The first floor proposes a lobby area, a package room, mailboxes, a utility room, two stairwells, an elevator and parking for twenty (20) parking spaces. The second through fourth floors propose 6 one bedroom units and 2 two-bedroom units on each floor and a 369 square foot tenant amenity space on each floor. The roof plan indicates mechanical units and a 2,500 square foot roof terrace accessible by an elevator and two stairwells. The parcel has lot area of 7,806 square feet and has frontage along Sixteenth Avenue. This proposal is within the RA-2 Zone of the Fifth Ward Redevelopment Plan. Variances are requested for the following: Front-yard setback, as a minimum of three feet is required and zero feet is proposed; both side- yard setbacks, as a minimum of five feet is required and zero feet is provided; rear-yard setback, as a minimum of twenty feet is required and a minimum of 5.3 feet is proposed; number of building stories as a three and a half story building is permitted and a four-story building is proposed; lot building coverage, as a maximum lot building coverage of 60 percent is permitted and lot building coverage of 87 percent is proposed; lot impervious coverage, as a maximum lot impervious coverage of 80 percent is permitted and 90 percent is proposed; and parking, as 27 off-street parking spaces is required and 20 off-street parking spaces are proposed.. Requires Site Plan Approval and Bulk Variances

3. Paramount Assets, LLC

268 Carroll Street, 272 Carroll Street & 355-367 Market Street; Block 4320; Lots 16, 18, 26, 27 & 28

On a combined 44,012 square foot parcel, the applicant proposes to use an existing 10,371 square foot first floor building space that was formally used as a food retail store as a proposed Laundromat containing ninety washers and additional stacked dryers. The adjacent and existing one-story Dollar General Store will remain. This proposal is located within the C-1 Neighborhood Commercial District of the Fifth Ward Redevelopment Plan. An existing non-conforming condition for rear-yard setback will continue, as a minimum rear-yard setback of 20 feet is required and a rear-yard setback of 3.73 feet exists. An off-street parking variance is requested. Sixty (60) off-street parking spaces are required, based upon one parking space for every two washing machines, which based upon 90 machines equals 45 parking spaces and an additional 15 parking spaces are required for the existing 8,942 square foot Dollar General Store, as one parking space is required per 600 square feet. As the applicant is providing 29 off-street parking spaces, a variance for 31 off-street parking spaces is requested.

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, 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**