



Andre Sayegh
Mayor

Michael Deutsch, PP, AICP
Division Director

Alfred V. Acquaviva, Esq.
Counsel to the Board

Margarita Vega
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
mvega@patersonnj.gov

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Janice Northrop, Chairperson

Forid Uddin, Vice-Chairperson

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PLANNING BOARD SPECIAL MEETING

DATE: MONDAY, OCTOBER 4, 2021
TIME: 7:00 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, OCTOBER 4, 2021 AT 7:00 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/PLANNINGBOARD.

On **MONDAY, OCTOBER 4, 2021**, there will be a special meeting of the Paterson Planning Board which will be held at **7:00 p.m.** The following matter will be heard:

1. United Assets Management, LLC
318 Van Houten Street; Block 4306, Lot 10; 180-182 Carroll Street; Block 4306, Lot 11; & 184-186 Carroll Street; Block 4306, Lot 12
The applicant proposes to construct a five-story mixed use building with parking and one (1) commercial space on the first floor and residential units on the second, third, fourth and fifth floors. A total of thirty-two residential units are proposed, consisting of twelve (12) one-bedroom units, sixteen (16) two-bedroom units and four (4) three-bedroom units. Each of the upper floors will contain eight (8) units. Thirty-four (34) off-street parking spaces are proposed with access to Carroll Street. Variances are requested for front-yard setback, as a minimum of three feet is required and zero feet is proposed on both Van Houten Street and Carroll Street; rear-yard setback, as twenty (20) feet is required and zero (0) feet is proposed; lot building coverage, as a maximum of 60 percent is permitted and 89 percent is proposed; lot impervious coverage, as 80 percent is

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permitted and 100 percent is proposed, parking, as nine (9) of the thirty-four (34) parking spaces are tandem spaces and amenity areas as 4,800 square feet is required and 3,148 square feet is proposed. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan.

Requires Site Plan Approval and Bulk Variances

2. Adoption of minutes.
3. 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