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MAYOR'S REPRESENTATIVE

Ivette Figueroa

COUNCIL REPRESENTATIVE

Shahin Khaliq

DATE: WEDNESDAY, OCTOBER 6, 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, OCTOBER 6, 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 AND FOLLOWING THE EMAIL LINK FOR THE MEETING WWW.PATERSONNJ.GOV/PLANNINGBOARD.

On **WEDNESDAY, OCTOBER 6, 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. **MAFHH, LLC**
228 Rosa Parks Boulevard; Block 3515, Lot 21
The site is vacant and the applicant proposes to construct a three-story mixed-use building on the 2,500 square foot parcel. One 754 square foot commercial space and five residential units are proposed. The first floor proposes the commercial space and 1one-bedroom unit. The second and third floors each propose 2 one-bedroom units. There will be a total of 5 one-bedroom units. The third floor rooftop terrace provides 611 square feet of amenity areas. A variance is required for the first floor residential space as ground floor residential spaces are not permitted. This proposal is within the C-1 Neighborhood Commercial District of the Fourth Ward Redevelopment Plan.
Requires Site Plan Approval and Bulk Variances

Planning Board Regular Meeting Agenda

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2. MAFHH, LLC
240 Rosa Parks Boulevard; Block 3514, Lot 21
The site is vacant and the applicant proposes to construct a three-story mixed-use building on the 2,500 square foot parcel. One 754 square foot commercial space and five residential units are proposed. The first floor proposes the commercial space and 1one-bedroom unit. The second and third floors each propose 2 one-bedroom units. There will be a total of 5 one-bedroom units. The third floor rooftop terrace provides 611 square feet of amenity areas. A variance is required for the first floor residential space as ground floor residential spaces are not permitted. This proposal is within the C-1 Neighborhood Commercial District of the Fourth Ward Redevelopment Plan.
Requires Site Plan Approval and Bulk Variances

3. MAFHH, LLC
241 Rosa Parks Boulevard; Block 3507, Lot 45
The site is vacant and the applicant proposes to construct a three-story mixed-use building on the 2,500 square foot parcel. One 754 square foot commercial space and five residential units are proposed. The first floor proposes the commercial space and 1one-bedroom unit. The second and third floors each propose 2 one-bedroom units. There will be a total of 5 one-bedroom units. The third floor rooftop terrace provides 611 square feet of amenity areas. A variance is required for the first floor residential space as ground floor residential spaces are not permitted. This proposal is within the C-1 Neighborhood Commercial District of the Fourth Ward Redevelopment Plan.
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, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

JANICE NORTHROP, CHAIRWOMAN
MARGARITA VEGA, SECRETARY