



**Andre Sayegh**  
Mayor

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## **CITY OF PATERSON** **PLANNING BOARD**

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### **COMMISSIONERS**

**Janice Northrop, Chairperson**  
Forid Uddin, Vice-Chairperson  
Mark Fischer  
Kobir Ahmed  
Pedro Liranzo  
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### **ALTERNATES**

Jada Fulmore  
Forid Uddin

### **MAYOR'S REPRESENTATIVE**

Ivette Figueroa

### **COUNCIL REPRESENTATIVE**

Shahin Khaliq

**DATE: MONDAY, NOVEMBER 15, 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 MONDAY, NOVEMBER 15, 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).

On **MONDAY, NOVEMBER 15, 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**  
117-121 Hamilton Avenue; Block 3616, Lot 8  
The applicant proposes to remove the existing one-story commercial building on the parcel and construct a three-story 10 unit residential building on the 4,900 square foot lot. The first floor proposes a lobby and 2 one-bedroom units. The second floor proposes 3 one-bedroom units and a 1 two-bedroom unit. The third floor, also, proposes 3 one-bedroom units and a 1 two-bedroom unit. Six off-street parking spaces are proposed. This proposal is located on the northwest corner of Hamilton Avenue and Straight Street. Variances are requested for lot area, as 5,000 square feet of lot area is required and 4,900 square feet of lot area is proposed; front-yard setback, as a minimum of three feet is required and zero feet is proposed along both property frontages; lot building coverage; as a maximum of 60 percent is permitted and 65 percent is proposed; lot impervious coverage as a maximum of 80 percent is permitted and 90 percent is proposed and parking as eleven off-street parking spaces are required and six off-street parking spaces are proposed. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Requires Site Plan Approval and Bulk Variances

2. MAFHH, LLC

266-268 Governor Street; Block 3502, Lots 9 & 10

On the combined lots having an area of 2,792 square feet, the applicant proposes to construct a five unit residential building consisting of three stories. The first floor will contain two garages that have parking spaces for two vehicles each for a total of four vehicles. Behind the garages a two-bedroom unit is proposed. Both the second and third floors will contain 2 two-bedroom apartments on each floor, for a total of five (5) two -bedroom apartments. Variances are requested for lot area as 5,000 sq. ft. is required and 2,792 sq. ft. exists, front-yard setback, as a minimum of 3 feet is required and zero feet is proposed. Side-yard setbacks of 5 feet are required and zero feet exists on one side of the proposed building; rear-yard setback as a minimum of 20 feet is required and 13.83 feet is proposed; lot building coverage, as a maximum of 60 percent is permitted and 67 percent is proposed. Open Space, as 750 square feet is required and 691 square feet is proposed. Each of the 5 two-bedroom units requires 1.5 parking spaces for a total of 7.5 parking spaces. As four off-street parking spaces are proposed, a variance is requested. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan.

Requires Site Plan Approval and Bulk Variances

3. MAFHH, LLC

327 Hamilton Avenue; Block 3507, Lot 33

On a 2,500 square foot vacant lot, the applicant proposes to construct a new three-story residential building with a total of six (6) units. The first floor proposes a lobby and 2 one-bedroom units. The second and third floors each propose 2 one-bedroom units on each floor. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: lot area as a minimum lot area of 5,000 square feet is required and a lot area of 2,500 square feet is proposed; lot width as a minimum lot width of 50 feet is required and a lot width of 25 feet is proposed and one side-yard setback as a minimum side-yard setback of five feet is required and zero feet is proposed.

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**