



**Andre Savagh**  
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, 4<sup>th</sup> Floor

Paterson, New Jersey 07505  
Tel: (973) 321-1343  
Fax: (973) 321-1345

mdeutsch@patersonnj.gov  
mvega@patersonnj.gov

### **COMMISSIONERS**

**Janice Northrop, Chairperson**  
Forid Uddin, Vice-Chairperson  
Mark Fischer  
Kobir Ahmed  
Pedro Liranzo  
Chrystal Cleaves  
Fannia Santana

### **ALTERNATES**

Jada Fulmore  
Forid Uddin

### **MAYOR'S REPRESENTATIVE**

Ivette Figueroa

### **COUNCIL REPRESENTATIVE**

Shahin Khaliq

**DATE: WEDNESDAY, JANUARY 5, 2022**  
**TIME: 6:30 p.m.**  
**PLACE: City Hall**  
Council Chambers, 3<sup>rd</sup> Floor

### **AGENDA:**

On Wednesday, January 5, 2022, there will be a Regular Meeting of the Paterson Planning Board. This meeting is scheduled to begin at **6:30 p.m.** and will be held in the Council Chambers located on the third floor of City Hall, 155 Market Street. The Board will hear the following matters:

1. 191-193 West Broadway LLC  
191-193 West Broadway; Block 608, Lot 15  
The applicant proposes to construct a three story residential building on a 2,458 square foot lot. The first floor is to contain a waste and recycling room, a utility and storage room, a stairwell and a two- bedroom unit. The second floor is to contain a one-bedroom unit and a two-bedroom unit. The third floor is to contain a two-bedroom unit and a Community Room. A total of four units are proposed, consisting of 1 one-bedroom unit and 3 two-bedroom units. Variances are requested for lot area as a minimum lot area of 5,000 square feet is required and 2,458 square feet is proposed; lot width as a minimum lot width of 50 feet is required and a lot width of 28.68 feet is proposed; front-yard setback, as a minimum of three (3) feet is required and zero feet is proposed. A minimum side-yard setback of 5 feet is required and zero feet is proposed; both side-yard setbacks as a minimum of five (5) feet is required on each side and three (3) feet is proposed on each side; rear-yard setback as a minimum rear-yard setback of twenty (20) feet is required and 6.23 feet is proposed; a lot building coverage of 60 percent is permitted and a lot building coverage of 72.5 percent is proposed. This proposal is located in the RA-2 Residential District of the First Ward Redevelopment Plan. Requires Site Plan Approval and Bulk Variances
2. 61 16<sup>th</sup> AVE, LLC  
38-42 Pearl Street; Block 4317, Lots 14 & 15  
On an 8,972 square foot paved lot used for parking and residential use, the applicant proposes to remove the existing improvements and construct a new four and a half story residential building with a total of eighteen (18) units. The first floor proposes eighteen (18) parking spaces, a lobby, mailboxes, utility space, two stairwells, an elevator and a trash room. The second thru fourth floors propose tenant amenity space, 5 one-bedroom units and 1 two-bedroom unit on each floor. This proposal is within the RA-2 Zone of the Fifth Ward Redevelopment Plan. Variances for front-yard setback, both side- yard setbacks, rear-yard setback, building height, number of building stories, lot building coverage, lot impervious coverage, parking and open space are requested. A front-yard setback of a minimum of three (3) feet is required and one foot is proposed. Minimum side-yard setbacks of five (5) feet are required and 1 foot 6 inches and 4 feet are proposed. A minimum rear-yard setback of twenty (20) feet is required and 3 feet 6 inches is proposed. A maximum building height of forty-five (45) feet is required and forty-nine (49) feet six (6) inches is proposed. A three and a half story building is permitted and the applicant proposes a four-and a half-story building. A maximum building lot coverage of 60

percent is permitted and 87.2 percent is proposed. A maximum impervious coverage of 80 percent is permitted and 92.8 percent is proposed. Twenty (20) off-street parking spaces are required and eighteen (18) off-street parking spaces are proposed. 2,700 square feet of open space is required and 600 square feet of amenity space is provided.

Requires Site Plan Approval and Bulk Variances

3. Adoption of minutes.
4. 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**