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CITY OF PATERSON **PLANNING BOARD**

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PLANNING BOARD **SPECIAL MEETING**

DATE: MONDAY, JANUARY 10, 2022
TIME: 6:30 P.M.
PLACE: Council Chambers
Third Floor, City Hall

AGENDA:

1. 100 Mile Renard Totowa, LLC
466-480 Totowa Avenue; Block 801, Lot 9
The applicant proposes to convert an existing vacant industrial site into residential and retail uses. 127 total apartments and 6,779 square feet of retail space are proposed. The applicant proposes interior renovations to an existing four (4) story L shaped building facing Totowa Avenue, providing eight (80) apartments, with an addition at the rear to accommodate an additional forty-seven (47) apartments. The L shaped building will house eight (8) studio apartments, sixty-one (61) one-bedroom and eleven (11) two-bedroom apartments. The applicant also proposes construction of a new five (5) story building that will connect with the L shaped building to accommodate forty-seven (47) apartments facing Kearney Street. The applicant proposes the addition to house four (4) studio apartments, forty-one (41) one-bedroom apartments and two (2) bedroom apartments. The applicant proposes partial demolition of an existing structure to accommodate parking. The applicant proposes renovation to two (2) existing structures (Building B2) and (Building B6) facing Jasper Street to accommodate two (2) new retail spaces. The applicant proposes deviation at the rear setback of 28.5 feet whereas the existing building foot print should be maintained at 52.6 feet. A total of 134 off-street parking spaces are required. A portion of the required off-street parking spaces are located off-site within 300 feet of the property. The applicant proposes a sign at the entrance "Great Falls Lofts" whereas freestanding, ground, mounted and flashing signs are prohibited, requiring a design waiver/exception. The application also requires design waivers/exceptions to permit three (3) trees within the parking lot where a minimum of six (6) trees are required, to permit street trees to be 174.5 feet apart where a maximum distance of 40 feet between trees is permitted, and to permit property line illumination of 6.9 footcandles where a maximum of 0.1 footcandles is permitted. The applicant also requests any other variances and/or waivers that the Planning Board may deem required by State or Municipal Law. This property is within the Adaptive Reuse District of the First 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

