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## CITY OF PATERSON PLANNING BOARD

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### COMMISSIONERS

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Zoraya Ammar

### MAYOR'S REPRESENTATIVE

Ivette Figueroa

### COUNCIL REPRESENTATIVE

Shahin Khalique

**DATE: WEDNESDAY, FEBRUARY 16, 2022**  
**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, DECEMBER 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 **WEDNESDAY, FEBRUARY 16, 2022**, 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. 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-story residential building with a partial basement floor and a total of eighteen (18) units. The partial basement floor is to accommodate the mechanical equipment, the utility meters and the sprinkler valve. The first floor proposes eighteen (18) parking spaces, a bicycle rack, a lobby, mailboxes, two mechanical rooms, two stairwells, an elevator and a dumpster/compactor room. The second thru fourth floors propose four (4) one-bedroom units and two (2) two-bedroom units on each floor. The roof plan proposes a recreation area of 7,011 square feet including a play area and a picnic area. 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, and parking 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 1.5 feet and 4 feet are proposed. A minimum rear-yard setback of twenty (20) feet is required and 3.5 feet is proposed. A maximum building height of forty-five (45) feet is required and 46.6 feet is proposed. A three and a half story building is permitted and the applicant proposes a four-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-one (21) off-street parking spaces are required and eighteen (18) off-street parking spaces are proposed. Requires Site Plan Approval and Bulk Variances **(CARRIED FROM JANUARY 5, 2022 MEETING)**

**2. Alimi Builders, LLC - 318 Dixon Avenue; Block 5303, Lots 9 and 12**

The applicant proposes to construct a new four-story residential building with a total of fifteen (15) units. The existing dwelling on the property will be removed. The lot has area of 15,000 square feet and is within the R-3 High-Medium Density Residential District. The ground/first floor proposes an elevator, two internal staircases, a lobby, a mail package room, a water meter and sprinkler room, a storage room, an electric and utility room, two exterior staircases and a refuse/recycle area. The ground/first floor also proposes 11 parking spaces inside the parking garage and 10 parking spaces on the surface parking lot outside the garage. The second, third and fourth floors propose two (2) two-bedroom units and three (3) one-bedroom units. The roof floor plan proposes an amenity area and the area for mechanical units. This proposal is zoned R-3 and has frontages on Dixon Avenue, Garret Street and Carlisle Avenue. Variances are requested for the following: lot width, as 150 feet is required and 125 feet is existing; front-yard setback, as 25 feet is required and 15 feet is proposed from Garret Street and 10 feet is proposed from Carlisle Avenue; maximum building coverage, as 20 percent is required and 34.9 percent is proposed, and parking; as 28 parking spaces are required and 24 parking spaces are proposed. Requires Site Plan Approval and Bulk Variances. **(FIRST APPEARANCE)**

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**  
**MIRIAM R. PEREZ, BOARD SECRETARY**