



CITY OF PATERSON PLANNING BOARD

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AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, MARCH 2, 2022
TIME: 6:30 P.M. – VIA WEBINAR SESSION

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, MARCH 2ND, 2022 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.

THE FOLLOWING MATTERS WILL BE HEARD:

1. Paterson Habitat for Humanity - 142-144, 144-146, 148-150 & 152 Governor Street; Block 3603, Lots 9, 10, 11 & 12

The applicant has not filed a subdivision plat within the required 180 day time period required by the County of Passaic Register of Deeds. The applicant requests a re-approval from the Paterson Planning Board of the previous approval obtained at a meeting held on May 20, 2020. At that meeting, the applicant obtained approval to merge lots 9, 10, 11 & 12, which have combined lot area of 13,700 square feet and subdivide them into six (6) lots. Proposed lots 9 & 10 are to have lot area of 2,500 square feet. Proposed lot 11.01 is to have lot area of 2,503 square feet. Proposed lot 11.02 is to have lot area of 2,625 square feet. Proposed lot 11.03 is to have area of 2,621 square feet. Proposed lot 12 is to have area of 950 square feet. Except for lot 12, the applicant also obtained approval for each lot to have a single-family, 3-story

dwelling constructed on each lot and construction has commenced. All six (6) of the lots have frontage on Governor Street. Proposed lot 12 is to be used as an open space/pocket park. This proposal is located within the RA-2 Zone of the Fourth Ward Redevelopment Plan. A minimum lot area of 2,500 sq. ft. per lot is required. Requires Major Subdivision Approval, Site Plan Approval and Bulk Variances. **(RE-APPROVAL)**

2. *Quality Realty INC -150-156 Market Street; Block 6203, Lot 2*

The applicant proposes to develop a total of forty-nine (49) new apartments on the mezzanine level and second through seventh floors of the existing building, which has a lot size of 12,583.1 square feet. 150-156 Market Street is an existing seven-story building with a basement level and commercial spaces to remain on the first floor and the mezzanine level. The upper floors were used for office spaces in the past. The basement level is proposed to contain unfinished storage areas, a trash/recycle room, an optional trash chute location and a tenant amenity space. The mezzanine level is proposed to contain the existing commercial tenant spaces, 2 one-bedroom units, a tenant amenity space and a tenant fitness area. 6 one-bedroom units and 3 two-bedroom units is proposed on each of the second through sixth floors and 2 two-bedroom units are proposed for the seventh floor of the building. The parcel is located on the south side of Market Street, a County Road, within the B-4 Central Business District. The building has an existing non-conforming Floor Area Ratio of 6.5, which is greater than the required Floor Area Ratio of 5 for this district. Variance are requested for the following: amenity space, as 10,650 square feet of tenant amenity/open space is required and 4,256 square feet is proposed, and parking: as 92 off-street parking spaces are required and zero off-street parking spaces are proposed. Requires Site Plan Approval and Bulk Variances **(FIRST APPEARANCE)**

3. *Ryerson Real Estate, LLC -192-196 Ryerson Avenue and 198-206 Ryerson Avenue; Block 1205, Lots 29 and 30*

On the combined lots of 16,600 square feet, the applicant proposes a new two-story addition to the south of the existing one story "Seven Eleven" convenience store. The first floor of the new addition proposes a Liquor Store with a storage area. The second floor proposes 2 two-bedroom units and a one-bedroom unit for a total of three residential units. The proposed use of the Liquor Store is a conditional use within the B-1 Neighborhood Business District. Variances are requested for the rear yard setback and off-street parking. A minimum of 20 feet of rear yard setback is required and zero feet is proposed. A total of 43 off street parking spaces are required and 16 parking spaces including two handicap parking spaces are proposed on the surface parking lots on the northern and southern side of the subject property. Requires Conditional Use Approval, 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, 4TH FLOOR, PATERSON, NEW JERSEY, 8:30 A.M. TO 4:30 P.M., MONDAY THROUGH FRIDAY, CALL TO SCHEDULE AN APPOINTMENT 973-321-1343.

**JANICE NORTROP, CHAIRWOMAN
MIRIAM R. PEREZ, BOARD SECRETARY**