



CITY OF PATERSON PLANNING BOARD

125 Ellison Street, 4th Floor

Paterson, New Jersey 07505

Tel: (973) 321-1343

Fax: (973) 321-1345

Andre Sayegh
Mayor

Michael Deutsch, PP, AICP
Division Director

Alfred V. Acquaviva, Esq.
Counsel to the Board

Margarita Vega
Board Secretary

mdeutsch@patersonnj.gov
mvega@patersonnj.gov

COMMISSIONERS

Janice Northrop, Chairperson

Forid Uddin, Vice-Chairperson

Kobir Ahmed

Chrystal Cleaves

Mark Fischer

Pedro Liranzo

Fannia Santana

ALTERNATES

Frankie Roman

Zoraya Ammar

MAYOR'S REPRESENTATIVE

Ivette Figueroa

COUNCIL REPRESENTATIVE

Shahin Khalique

AGENDA SPECIAL MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, MARCH 30, 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 SPECIAL MEETING OF WEDNESDAY, MARCH 30, 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 Falls Realty Group, LLC - 285-287 Fulton Place & 270-272 Lawrence Place; Block 3206, Lots 16 & 17

The applicant proposes to remove the existing structures on the lots, having combined area of 6,808 square feet and construct a new four-story residential building with a total of eighteen (18) units. The first floor proposes parking for thirteen (13) vehicles, an entrance lobby, a package room, a refuse and recycling room a sprinkler room, bicycle storage, an elevator and two stairwells. The second, third and fourth floors each propose two efficiency units, 3 one-bedroom units and 1 two-bedroom unit on each floor. The roof top indicates 2,757 square feet of amenity space. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: Rear-yard setback, as a minimum of twenty feet is required and five feet is proposed; number of building stories, as a three and a half story building is permitted and a four story building is

proposed; maximum building coverage, as 60 percent building coverage is permitted and 73 percent building coverage is proposed; and maximum impervious coverage as impervious coverage of 80 percent is permitted and 88 percent impervious coverage is proposed and parking, as nineteen (19) parking spaces are required and thirteen (13) parking spaces are proposed.

Requires Site Plan Approval and Bulk Variances (FIRST APPEARANCE)

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, CALL TO SCHEDULE AN APPOINTMENT 973-321-1343.

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