



CITY OF PATERSON PLANNING BOARD

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MAYOR'S REPRESENTATIVE

Ivette Figueroa

COUNCIL REPRESENTATIVE

Shahin Khalique

AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, MAY 4, 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, MAY 4, 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 AND FOLLOWING THE EMAIL LINK FOR THE MEETING WWW.PATERSONNJ.GOV

The following matters will be heard:

1. Paterson Fund 1, LLC
444-454 Summer Street; Block 6304, Lots 18, 19 & 20

The applicant proposes to remove the existing structures on the site and construct a new four-story residential building with a total of thirty-three (33) units. The first floor proposes a lobby area, a package room, mailboxes, a refuse and recycling room, an elevator, two stairwells, a sprinkler room, a custodian/storage room and stalls for forty-one (41) parking spaces. The second through fourth floors each propose two (2) studio units, eight (8) one-bedroom units and one (1) two-bedroom unit on each floor, for a total of thirty-three (33) residential units. The roof plan indicates mechanical units and a 5,000 square foot roof terrace amenity area accessible by an elevator and two stairwells. The parcel has lot area of 15,012 square feet and has

frontage of 125 feet along Summer Street. This proposal is within the RA-2 Zone of the Fifth Ward Redevelopment Plan. Variances are requested for the following: Both side-yard setbacks, as a minimum of five feet is required on each side-yard and zero feet is proposed from each side-yard property line; number of building stories as a three and a half story building is permitted and a four-story building is proposed; lot impervious coverage, as a maximum lot impervious coverage of 80 percent is permitted and 93 percent is proposed and parking, as five of the proposed forty-one parking spaces are in a tandem arrangement.

Requires Site Plan Approval and Bulk Variances (FIRST APPEARANCE)

2. *Paterson Fund 1, LLC.*

70-76 Essex Street; Block 6304, Lots 14, 15, 16 and 17

The applicant proposes to remove the existing structures on lots 14 and 15 and construct a new four-story residential building with a total of thirty three (33) units on lots 14 thru 17. The first floor proposes a lobby, an elevator, two staircases, a fitness room, a refuse area, a sprinkler room, a package room, twenty two (22) total parking spaces and bike racks. Each of the second, third and fourth floors propose 6 studio units, 3 one-bedroom units and 2 two-bedroom units. For the tenants' use, each of the second, third and fourth floors proposes a community room and the roof floor proposes a rooftop community terrace. The combined lots have an area of 10,000 square feet. This proposal is within the RA-2 Zone of the Fifth Ward Redevelopment Plan. Variances are requested for the following: side yard setback, as 5 feet is required and zero feet is proposed; rear-yard setback, as 20 feet is required and zero feet is proposed; building stories, as 3.5 stories is required and 4 stories is proposed; maximum building coverage, as 60 percent is required and 83 percent is proposed; maximum impervious surface coverage; as 80 percent is required and 96.5 percent is proposed, and parking, as 36 off-street parking spaces are required and twenty two (22) parking spaces are proposed of which 6 parking spaces are in a tandem arrangement.

Requires Site Plan Approval and Bulk Variances. (FIRST APPEARANCE)

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, 4th Floor, Paterson, New Jersey, 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call to schedule an appointment at 973-321-1343 or email mperez@patersonnj.gov.

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