



CITY OF PATERSON PLANNING BOARD

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Shahin Khalique

AGENDA SPECIAL MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: MONDAY, MAY 16, 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 MONDAY, MAY 16, 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 Fund 1, LLC
95-117 Sixteenth Avenue; Block 4316, Lot 16

On a vacant lot, the applicant proposes to construct a new four-story residential building with a total of forty-seven (47) units. The first floor proposes a lobby area, a package room, mailboxes, meter and utility rooms, two stairwells, an elevator and parking for thirty-seven (37) parking spaces. The second floor proposes twelve (12) one-bedroom units, three (3) two-bedroom units and a fitness room. The third and fourth floors each propose one (1) efficiency unit, twelve (12) one-bedroom units and nine (9) two-bedroom units. . The roof plan indicates mechanical units and a 7,211 square foot roof/terrace amenity area accessible by an elevator and two stairwells. The parcel has lot area of 17,475 square feet and has frontage along Summer Street and Sixteenth Avenue. This proposal is within the RA-2 Zone of the Fifth Ward Redevelopment Plan. Variances are requested for the following: Rear-yard setback, as a minimum of twenty feet is required and zero feet is proposed; number of building stories as a three and a half story building is permitted and a four-story building is proposed; lot building

coverage, as a maximum lot building coverage of 60 percent is permitted and lot building coverage of 77 percent is proposed; lot impervious coverage, as a maximum lot impervious coverage of 80 percent is permitted and 90 percent is proposed; and parking, as 52 off-street parking spaces are required and 37 off-street 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 4:00 P.M., MONDAY THROUGH FRIDAY, CALL TO SCHEDULE AN APPOINTMENT 973-321-1343 OR EMAIL MPEREZ@PATERSONNJ.GOV.

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