



CITY OF PATERSON PLANNING BOARD

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COUNCIL REPRESENTATIVE

Shahin Khalique

AGENDA SPECIAL MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: MONDAY, MAY 16, 2022

TIME: 7:00 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 7:00 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. Paragon NJ Properties, LLC.

358-364 Van Houten Street; Block 4206, Lots 6, 7 & 8

The applicant proposes to remove the existing building on lots 6 & 7, and construct a new four-story residential building with a total of twenty four (24) units on lots 6, 7 & 8. The first floor proposes a lobby, an elevator, two staircases, a trash/recycle area, a mechanical room and twenty four (24) total parking spaces. Each of the second, third and fourth floors propose 7 one-bedroom units and 1 two-bedroom unit. For the tenants' use, the second, third and fourth floors also propose a gym, a workspace, and a storage area respectively. The roof floor plan proposes an area for the mechanical units and a rooftop recreation area. The combined lots have an area of 10,000 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: front yard setback, as 3 feet is required and 1 foot is proposed over the

front property line; rear-yard setback, as 20 feet is required and 5 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 85.2 percent is proposed; maximum impervious surface coverage; as 80 percent is required and 90.3 percent is proposed, and parking, as three (3) of the 24 parking spaces are tandem spaces.

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 OR EMAIL MPEREZ@PATERSONNJ.GOV.

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