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## CITY OF PATERSON PLANNING BOARD

125 Ellison Street, 4<sup>th</sup> Floor  
Paterson, New Jersey 07505  
Tel: (973) 321-1343  
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### COMMISSIONERS

Janice Northrop, Chairperson

Fannia Santana, Vice Chairperson  
Kobir Ahmed  
Chrystal Cleaves  
Mark Fischer  
Imran Hussain  
Pedro Liranzo

### 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: MONDAY, OCTOBER 31, 2022**

**TIME: 6:30 P.M. & 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 #3158 (PLANNING BOARD SPECIAL MEETING OF MONDAY, OCTOBER 31<sup>ST</sup>, 2022 AT 6:30 P.M. & 7P.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](http://WWW.PATERSONNJ.GOV) AND FOLLOWING THE EMAIL LINK FOR THE MEETING [WWW.PATERSONNJ.GOV](http://WWW.PATERSONNJ.GOV)

### **1. Paterson Falls Realty Group LLC 10 Lake Street; Block 3610, Lot 7**

**- 6:30P.M**

On a vacant lot, the applicant proposes to construct a new three-story residential building containing six (6) units. The first floor indicates one studio unit and 1 one-bedroom unit. Both the second and third floors indicate 2 one-bedroom units on each floor. Variances are requested for minimum lot area as 5,000 square feet of lot area is required and 2,500 square feet of lot area is existing; minimum lot width, as a minimum lot width of 50 feet is required and 25 feet of lot width is existing; a side-yard setback of 5 feet is required and 0.1 feet is proposed on one side; and open space, as 900 square feet is required and 718 square feet is provided. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan.

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

**2. Silk City Development II, LLC**  
**224-226 Rosa Parks Boulevard; Block 3515, Lot 20**

**-7:00P.M.**

The applicant proposes to remove the existing structures on the parcel and construct a mixed-use building including two (2) commercial spaces and nine (9) residential units. The first floor includes two commercial units with a half bathroom and a utility room; a two-bedroom residential unit, a utility room, a package room, a bicycle storage area, a staircase, and an amenity room. Also included is a rear yard open area and a refuse and recycle area. The second and third floors are identical in layout and include a two-bedroom unit, 3 one-bedroom units and a tenant amenity room. The parcel has area of 4,860 square feet. This proposal is within the C-1 Neighborhood Commercial District of the Fourth Ward Redevelopment Plan. A variance is required for the first floor residential space as ground floor residential spaces are not permitted.

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

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, 4<sup>TH</sup> 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](mailto:MPEREZ@PATERSONNJ.GOV).

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