



CITY OF PATERSON PLANNING BOARD

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505
Tel: (973) 321-1343
Fax: (973) 321-1345
mdeutsch@patersonnj.gov
mperez@patersonnj.gov

COMMISSIONERS

**Janice Northrop,
Chairperson**
Kobir Ahmed
Chrystal Cleaves
Mark Fischer
Pedro Liranzo
Fannia Santana

ALTERNATES

Frankie Roman
Zoraya Ammar

MAYOR'S REPRESENTATIVE

Ivette Figueroa

COUNCIL REPRESENTATIVE

Shahin Khaliq

Andre Sayegh
Mayor

Michael Deutsch, PP, AICP
Division Director

Alfred V. Acquaviva, Esq.
Counsel to the Board

Miriam R. Perez
Board Secretary

AGENDA REGULAR MEETING PLANNING BOARD

CANCELED

ITEMS TO BE CARRIED TO FEBRUARY 1ST, 2023 AT 6:30P.M.

DATE: MONDAY, JANUARY 9, 2023
TIME: 6:00 P.M.
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

The following matters will be heard:

- A. *Partial Re-Organization Meeting of the Paterson Planning Board for 2023 Calendar Year***
- B. *Regular Meeting 6:30p.m.***

- 1. *Paterson Qualified Opportunity Zone, LLC.***
57 Godwin Avenue; Block 3604, Lot 38

The applicant proposes to construct a new three-story residential building with a total of five (5) units. The first floor proposes a one-bedroom unit, a tenant amenity room, a package area, mailboxes and a staircase. The second and third floors each propose 2 one-bedroom units. The parcel has a lot area of 2,489.5 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: minimum lot area, as 5,000 square feet is required and 2,489.5 square feet is existing; lot width, as 50 feet is required and 25 feet is existing, and minimum side yard setback, as 5 feet is required and zero feet is proposed for the western side yard.

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

- 2. *Paterson Falls Realty Group, L.L.C.***
537-539 East 25th Street; Block 3407, Lot 22

The applicant proposes to subdivide the existing vacant 5,000 square foot parcel into two lots. Proposed lot 22.01 is to contain a proposed three-story, two-unit dwelling on a proposed 2,500 square foot lot. Proposed lot 22.02 is also to contain a proposed three-story, two-unit dwelling on a proposed 2,500 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Both proposed lots 22.01 and 22.02 request variances for lot area (5,000 sq. ft. required and 2,500 sq. ft. proposed), lot width, (50 feet required and 25 feet proposed), front-yard setback, 20 feet required and 15 feet proposed; both side-yard setbacks as 14 feet in total is required and setbacks of 3.08 feet on one side and 6.16 feet on the

other side are proposed; lot building coverage, as a maximum of 40 percent is permitted and 48 percent is proposed and parking (four off-street parking spaces required, and two off-street parking spaces are provided on each proposed lot.

***Requires Minor Subdivision Approval, 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, 4th Floor, Paterson, New Jersey, 9:00 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**