



**Andre Sayegh**  
Mayor

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## **CITY OF PATERSON**

### **PLANNING BOARD**

125 Ellison Street, 4<sup>th</sup> Floor  
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#### **COMMISSIONERS**

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Fannia Santana, Vice Chairperson  
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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, JANUARY 30, 2023**  
**TIME: 6:30 P.M**  
**PLACE: CITY HALL**  
**COUNCIL CHAMBERS 3<sup>RD</sup> FLOOR**

The following matters will be heard:

**1. *Straight & Narrow Inc.***

***410-420 Straight Street; Block 6004, Lot 1 & 2***

The Applicant has filed an application before the Board seeking Preliminary and Final Major Site Plan with "c" variances for the reconstruction and development of a new facility to continue in their mission to deliver quality integrated and comprehensive specialized health care, education and prevention services to the community. The Property is located within the I-1 Light Industrial District. The Property is currently vacant and owned by Straight & Narrow, Inc., a subsidiary of Catholic Charities, Diocese of Paterson. Specifically, the Applicant seeks preliminary and final site plan approval for the reconstruction and development of a new two-story 53,000 square foot building with associated parking to provide place of worship (religious/pastoral care service), residential and outpatient substance abuse treatment services for individuals diagnosed with a substance use disorder and co-occurring symptoms, and food service. The building will include clinical office space, clinical meeting rooms, group rooms, counseling space, pastoral care service area, outpatient treatment service space, food service space (including a pantry and kitchen) and administration space, resident rooms (half-way house), office space and warehouse space (the "Project"). In connection thereto, the Project will also require the following deviations pursuant to N.J.S.A. 40:55D-70(c):

**Minimum Setbacks Front Yard**

The required front yard setback is 10 feet; the Applicant proposes a front yard setback of 1 ft.

**Maximum Lot Coverage**

The maximum lot coverage allowed is 60%; the Applicant proposes to modify the existing improved lot coverage of 77.1% to 92%.

**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, 9:00 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**