



Andre Sayegh  
Mayor

Michael Deutsch, PP, AICP  
Division Director

Alfred V. Acquaviva, Esq.  
Counsel to the Board

Solmaz Farzboud, PP, AICP  
Principal Planner

Miriam R. Perez  
Board Secretary

## CITY OF PATERSON PLANNING BOARD

125 Ellison Street, 4<sup>th</sup> Floor  
Paterson, New Jersey 07505  
Tel: (973) 321-1343  
Fax: (973) 321-1345

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Ivette Figueroa

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Shahin Khalique

## AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, FEBRUARY 1, 2023  
TIME: 6:00 P.M.  
PLACE: CITY HALL  
**4<sup>TH</sup> FLOOR CONFERENCE ROOM**

The following matters will be heard:

**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) CARRIED FROM CANCELED MEETING OF JANUARY 9<sup>TH</sup>, 2023.***

**2. Paterson Falls Realty Group, L.L.C.  
537-539 East 25<sup>th</sup> 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***

***CARRIED FROM CANCELED MEETING OF JANUARY 9<sup>TH</sup>, 2023.***

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. Please call to schedule an appointment at 973-321-1343 or email mperez@patersonnj.gov.

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