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AGENDA

SPECIAL MEETING

PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: MONDAY, JUNE 5, 2023
TIME: 6:30 P.M & 7:00 P.M.
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

The following matters will be heard:

1. *Seri Shehu* 6:30P.M.
27-31 Grove Street; Block 7014, Lot 12

The applicant proposes to subdivide the existing 6,250 square foot parcel into two lots. Proposed lot 12.01 is to contain a proposed three-story two-unit dwelling on a proposed 3,125 square foot lot. Proposed lot 12.02 is to contain the existing three-family dwelling on a proposed 3,125 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed lot 12.01 requests variances for lot area (5,000 sq. ft. required and 3,125 sq. ft. proposed), lot width, (50 feet required and 31.25 feet proposed), front-yard setback (20 feet required and 18 feet proposed from the bay window), combined side-yard setback (14 feet required and 9.75 feet proposed), lot coverage (40 percent permitted and 40.8 percent proposed), and parking, as two parking spaces are proposed in the front yard setback. Proposed lot 12.02 requests variances for lot area (5,000 sq. ft. required and 3,125 sq. ft. proposed), lot width (50 feet required and 31.25 feet proposed), front-yard setback (20 feet required and 7.02 feet existing), side-yard setback (4 feet required and 3.06 feet existing, and 3.55 feet proposed as a result of the subdivision), combined side-yard setback (14 feet required and 6.61 feet proposed), parking (six off-street parking spaces required, and two off-street parking spaces proposed), width of the combined two-way drives (minimum 20 feet required and 9.30 feet proposed), and the distance between parking spaces and the rear and left side property lines (minimum 3 feet required and 0 feet proposed).

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances
(FIRST APPEARANCE)

2. *24 Van Houten Holdings, LLC* 7:00P.M.
33-37 Van Houten Street; Block 4601, Lots 13, 14, 16 and 17

The project proposes to renovate the existing buildings for mixed-use retail, theater, multi-family residential, and accessory office use, while utilizing the outdoor shipping container and open space for eating/drinking areas for residents, perspective tenants and theater events. A six-story residential building (5-Story over parking) is also proposed. The proposal consists of 167 residential units (Sixty-Five studios, Forty-Three 1-bedroom units, Fifty-Two 2-bedroom units and Seven 3-bedroom units), 6,500 sq. ft. +/- of theater space, 800+/- square feet of accessory office space and 3,900 square feet +/- of retail space. The applicant requests variances to permit a

minimum ground floor height of 10 feet-9 inches, for the new building and less than 14 feet for the existing buildings, where a minimum ground floor height of 14 feet is otherwise required. A variance to permit a sidewalk width of 5 feet where a minimum sidewalk width of 10 feet is otherwise required. A variance to permit 28 electric-vehicle make-ready parking spaces where a minimum of 29 electric-vehicle make-ready parking spaces is otherwise required. A design waiver/exception to provide a 4-foot-wide landscape strip on the sidewalk adjacent to the curb (existing non-conforming). A waiver/exception from the requirement to provide a 4-foot wide landscape strip on the sidewalk adjacent to the curb (existing non-conformity) and a RSIS waiver/de minimus exception to permit 306 parking spaces where 394 parking spaces are otherwise required. This proposal is within the AR-1 Adaptive Reuse and Infill District of the Great Falls Redevelopment Plan and the Great Falls Historic District.

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, 4TH 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.

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