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AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

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

The following matters will be heard:

1. *Paterson Falls Realty Group, LLC*
126 Godwin Avenue; Block 3514, Lot 9

The applicant proposes to remove the existing 2 ½ story building on the parcel and construct a new three-story residential building with a total of six (6) units. The first floor proposes a lobby, a package area, mailboxes, a water meter and sprinkler room, a studio unit, a one-bedroom unit, and a staircase. The second and third floors are identical in layout, and each proposes two (2) one-bedroom units. The roof plan proposes the area for air conditioner units and 522 square feet of rooftop amenity terrace. The parcel has area of 2,544 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: lot area, as a minimum lot size of 5,000 square feet is required and 2,544 square feet is existing; lot width, as 50 feet is required and 25 feet is existing, and side yard setback, as 5 feet is required and 0.1 feet is proposed for the western side yard.

Requires Site Plan Approval and Bulk Variances
(FIRST APPEARANCE)

2. *Musa Zaid Enterprises, LLC.*
89-91 East Main St., 93 East Main St., 95 East Main St., 97-99 East Main Street,
156-158 North First St.; Block 106, Lots 7, 8, 8.01, 9 and 11

The applicant proposes to remove the existing structures on the lots having combined area of 14,711 square feet and construct a four-story building consisting of one commercial space and forty-five (45) residential units, consisting of eighteen (18) studio units, eighteen (18) one-bedroom units and nine (9) two-bedroom units. The applicant is requesting new variances for rear-yard setback, number of building stories, lot building coverage, amenity space and parking. A twenty (20) foot rear-yard is required and zero (0) feet is proposed. A three (3)-story building is permitted and a four (4)-story building is proposed. A maximum lot building coverage of 80 percent is permitted and lot building coverage of 98 percent is proposed. 6,750 square feet of amenity space is required and 2,055 square feet is proposed. Residential apartments in mixed-use buildings require one (1) space per dwelling unit. The retail space of 1,337 square feet requires one parking space for each 600 square feet of space, which equates to three (3) parking spaces. In total, forty-eight (48) parking spaces are required and thirty-eight (38) parking spaces are proposed. A variance is requested for ten (10) off-street parking spaces and for the tandem parking of thirty-six (36) vehicles in parking spaces of 180 square feet,

whereas 200 square feet is required. This proposal is within the C-1 Neighborhood Commercial District of the First Ward Redevelopment Plan.

Requires Site Plan Approval and Bulk Variances

(FIRST APPEARANCE)

3. As per a Resolution adopted by the City Council at its May 23, 2023 Regular Meeting, and as per the City Council directive, the Planning Board will review the proposed amendments to the Great Falls Redevelopment Plan pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-7. The review will undertake to ensure consistency with the Paterson Master Plan and the Planning Board will transmit its findings to the Council.
4. Adoption of Resolutions.

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