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AGENDA SPECIAL MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: MONDAY, OCTOBER 2, 2023
TIME: 6:30 P.M & 7:00 P.M.
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

THE FOLLOWING MATTERS WILL BE HEARD:

1. ***Paterson Falls Realty Group, LLC*** ***6:30P.M.***
173-175 Twelfth Avenue; Block 3502, Lot 35

The applicant proposes to remove the existing two-story frame dwelling and separate masonry and frame garage and construct a new three-story residential building with a total of eleven (11) units. The first floor proposes a lobby with a mailbox and package area, a sprinkler/utility room, a refuse & recycle room, a stairwell, an efficiency unit, a one-bedroom unit and a two-bedroom unit. The second and third floors each propose one efficiency unit and 3 one-bedroom units. The parcel has area of 7,109 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for lot width as 50 feet is required and 42 feet exists, one side- yard setback, as a minimum side-yard setback of five (5) feet is required and zero feet is proposed and lot impervious coverage, as a maximum lot impervious coverage of 80 percent is permitted and 92.3 percent is proposed..

Requires Site Plan Approval and Bulk Variances
(FIRST APPEARANCE)

2. ***145-159 Governor Street Holdings, LLC*** ***7:00P.M.***
145-159 Governor Street;
Block 3111, Lots 29, 30, 31 & 32

The applicant proposes to demolish the existing building now or formally used as a house of worship and parking lot on the site and construct a five-story mixed-use building on the 20,000 square foot parcel. The first floor will provide 36 parking spaces, apartment storage units, a refuse and recycling room, two utility rooms, one elevator and two stairways. The second floor will provide a 5,006 square foot not-for-profit recreation center, the apartment lobby, an elevator, two stairways, a storage room, a package room and parking for 28 vehicles. The third floor proposes 12 efficiency units and seven 1-bedroom units. The fourth and fifth floors will contain 24 efficiency units (12 on each floor) and 14 one-bedroom units (7 on each floor) for a total unit count of 57 units. Variances are requested for rear-yard setback as a minimum of 20 feet is required and zero feet is proposed, maximum building height as 45 feet is permitted and 49 feet and 2 inches is proposed, a three and half story building is permitted and a five-story building is proposed, lot building coverage, as a maximum of 60 percent is permitted and 100 percent is proposed. A variance/waiver is required for proposing a commercial use on the parcel that is not located on a corner intersection. Proposed uses and hours for the recreation center shall require

review and approval by the Planning Board. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan.

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