



# CITY OF PATERSON PLANNING BOARD

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Frankie Roman  
Zoraya Ammar

## MAYOR'S REPRESENTATIVE

Delbres Claudio

## COUNCIL REPRESENTATIVE

Shahin Khalique

## 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 3<sup>RD</sup> 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, 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.

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