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AGENDA

SPECIAL MEETING

PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: MONDAY, OCTOBER 16, 2023
TIME: 6:30 P.M & 7:00 P.M.
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

THE FOLLOWING MATTERS WILL BE HEARD:

- 1. 126-128 Governor Holdings, LLC. 6:30P.M.**
126-128 Governor Street; Block 3603, Lot 4

The applicant proposes to remove the existing structures on the site and construct a three-story multi-family dwelling unit. The first floor proposes two studio units, a one-bedroom unit and a two bedroom unit. Also included on the first floor are a lobby, a mail and package room, a refuse/recycle room, a sprinkler room and an interior staircase. Each of the second through third floors proposes 3 one-bedroom units and a two-bedroom unit per floor; for a total of four (4) units per floor and twelve (12) units for the building. The roof plan proposes 1,471 square feet of roof top terrace and amenity area. The parcel has lot area of 4,156 square feet. The parcel is located in the RA-2 Zone of the 4th Ward Redevelopment Plan. Variances are requested for minimum lot area, as 5,000 square feet is required and 4,156 square feet is existing; lot width, as 50 feet is required and 49.59 feet is existing; minimum front yard setback, as 3 feet is required and zero feet is proposed; side yard setback, as 5 feet is required and zero feet is proposed for one side yard; rear yard setback, as 20 feet is required and 5.1 feet and 16 feet are proposed; lot building coverage, as 60 percent is required and 76.67 percent is proposed, and impervious surface coverage, as 80 percent is required and 82.77 percent is proposed.

Requires Site Plan Approval and Bulk Variances
(FIRST APPEARANCE)

- 2. JCM Properties XVI, LLC. 7:00P.M.**
35-37 Ryle Avenue; Block 605, Lot 20

The applicant proposes to remove the existing structures on the site and construct a five-story mixed-use commercial and residential building. The first floor proposes parking for ten (10) vehicles, including two (2) electric vehicle charging stations. Additionally, this floor encompasses two commercial spaces, a lobby, an elevator, a package room, mail boxes, a refuse/recycle room, a sprinkler room, a utility room, and two staircases. Each of the second through fifth floors proposes 3 one-bedroom units and 2 two-bedroom units per floor; for a total of five (5) units per floor and twenty (20) residential units in total. The roof plan proposes 3,380 square feet of roof top terrace and amenity area as well as an area for the mechanical units. The parcel has lot area of 7,004 square feet. The parcel is located in the C-2 General Commercial District of the 1th Ward Redevelopment Plan. Variances are requested for side yard setback, as 3 feet is required and zero feet is proposed, and parking as 23 off-street

parking spaces are required, two (2) electric vehicle spaces are credited toward reducing the requirement to twenty-one (21) spaces and ten (10) spaces are proposed, leaving a variance request of eleven (11) parking spaces.

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**