



Andre Sayegh  
Mayor

Michael Deutsch, PP, AICP  
Division Director

Alfred V. Acquaviva, Esq.  
Counsel to the Board

Solmaz Farzboud, PP, AICP  
Principal Planner

Miriam R. Perez  
Board Secretary

## CITY OF PATERSON PLANNING BOARD

125 Ellison Street, 4<sup>th</sup> Floor  
Paterson, New Jersey 07505  
Tel: (973) 321-1343  
Fax: (973) 321-1345

### COMMISSIONERS

Janice Northrop, Chairperson  
Fannia Santana, Vice Chairperson  
Kobir Ahmed  
Mark Fischer  
Badrul Hasan  
Imran Hussain  
Pedro Liranzo

### ALTERNATES

Frankie Roman  
Zoraya Ammar

### MAYOR'S REPRESENTATIVE

Delbres Claudio

### COUNCIL REPRESENTATIVE

Shahin Khalique

# AGENDA REGULAR MEETING PLANNING BOARD **CANCELED**

## ITEMS TO BE CARRIED TO FEBRUARY 7<sup>TH</sup>, 2023 AT 6:30P.M.

DATE: WEDNESDAY, JANUARY 17, 2024  
TIME: 6:30 P.M.  
PLACE: CITY HALL  
COUNCIL CHAMBERS 3<sup>RD</sup> FLOOR

THE FOLLOWING MATTERS WILL BE HEARD:

**1. *Paterson Qualified Opportunity Zone, LLC.***  
***39 Godwin Avenue; Block 3604, Lot 46***

The applicant proposes to construct a new three-story residential building for a total of five (5) units on a 2,499 square foot parcel. The first floor proposes a one-bedroom unit, a lobby, a package area, mailboxes, a storage room, a water meter area, a stairwell and three (3) individual one-car garages. The second and third floors are identical in layout and each proposes 2 one-bedroom units. The roof plan proposes a 600 square foot rooftop amenity area. 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 2,499 square feet is existing; lot width, as 50 feet is required and 25 feet is existing; side yard setback, as 5 feet is required and zero feet is proposed for the eastern side yard, and rear-yard setback, as 20 feet is required and 17 feet is proposed.

***Requires Site Plan Approval and Bulk Variances (FIRST APPEARANCE)***

**2. *Silk City Development, LLC.***  
***235 Rosa Parks Boulevard; Block 3507, Lot 1***

The applicant proposes to remove the existing three-story frame building and construct a mixed-use building including one (1) commercial unit and five (5) residential units. The first floor includes an 802 square foot commercial space, a lobby, a refuse/recycle room, a package area, mail boxes, a staircase and a one-bedroom residential unit. The second and third floors are identical in layout and include a one-bedroom unit and a two-bedroom unit on each floor. The parcel has area of 2,500 square feet. This proposal is within the C-1 Neighborhood Commercial District of the Fourth Ward Redevelopment Plan. Variances are required for the first floor residential unit, as ground floor residential units are not permitted; and exceeding the maximum curb-cut width of twelve (12) feet, as an eighteen (18) foot width curb-cut is proposed.

***Requires Site Plan Approval and Bulk Variances (FIRST APPEARANCE)***

**3. *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, 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**