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AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, FEBRUARY 7, 2024
TIME: 6:30 P.M.
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD 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, CARRIED FROM CANCELED JANUARY 17TH, 2024 MEETING)

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 CARRIED FROM CANCELED JANUARY 17TH, 2024 MEETING)

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, 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