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AGENDA SPECIAL MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: MONDAY, FEBRUARY 12, 2024
TIME: 6:30 P.M
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

THE FOLLOWING MATTERS WILL BE HEARD:

The Chars Group, LLC.
506-522 Totowa Avenue; Block 801, Lot 12

The applicant proposes to remove the existing structures on the site and construct 2 five-story multi-family residential buildings for a total of 122 residential units. Building A proposes a total of 54 residential units (21 one-bedroom units and 33 two-bedroom units), and 1,975 sq. ft. of amenity room containing a gym and a lounge area. Building B proposes a total of 68 residential units (25 one-bedroom units and 43 two-bedroom units) and 2,025 sq. ft. of amenity room containing a gym and a lounge area. This proposal consists of 122 parking spaces with 37 spaces situated in the parking garage of Building A, 35 spaces in the parking garage of Building B, and 50 spaces in the surface parking lot between the two buildings. The subject property contains approximately 57,275 square feet (1.314 acres). Also, there is a proposed easement area on adjacent Block 801, Lot 11, designated specifically for use and access purposes to benefit the subject property, and contains approximately 5,624 square feet of the formerly vacated Marion Street. This proposal is within the National Park Gateway District (NPGD) of the First Ward Redevelopment Plan. Variances are requested for the following: maximum front yard setback as 10 feet is permitted and approximately 14.5 feet is proposed; open space and amenity area, as 28,200 square feet is required and 10,400 square feet is proposed; maximum height of the retaining wall, as 4 feet is permitted in the front yard, and a maximum 7 feet is proposed, and a maximum 6 feet high is permitted on the side yards and 21 feet high (17 feet for the wall and 4 feet for the fence on top) and 13 feet high are proposed on the north and south yards respectively.

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