

CITY OF PATERSON  
**HISTORIC PRESERVATION  
COMMISSION**

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André Sayegh  
Mayor

**COMMISSIONERS**

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Kenneth A. Simpson, Vice Chair  
Mohammed Ahmed  
Nakima Redmon  
Kelly C. Ruffel  
Will C. Tate  
Richard Walter

**ALTERNATES**

Maribel Garcia-Leon

**STAFF**

HPS & Secretary: Banessa Ramirez  
Counsel: Ben-David Seligman, Esq.

**DATE:** May 19, 2025

**TIME:** 6:00 PM

**PLACE:** Paterson City Hall, 155 Market St. 3rd Floor

**AGENDA**

**1. NOTICE OF COMPLIANCE**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES – April 21, 2025**

**4. ADMINISTRATIVE MATTERS**

- A. Commissioner attendance policy review
- B. Upcoming elections and reorganization
- C. \* \* EXECUTIVE SESSION dispute regarding Planning Board hearing in \* \*

**5. COMMITTEE REPORTS**

- A. Tours & Events
  - 1. Annual Tours & Events for 2025 – updates
  - 2. Awards Dinner, 2025 – approval of awardees by resolution

**6. OLD BUSINESS AND CORRESPONDENCE**

- A. **16-22 Southard Street, Block 6309, Lots 15, 16, 17** – Historic Designation Application for Bible Way Church of Christ, Preliminary Designation, Second Reading
- B. **39 Hopper Street, Block 107 Lot 6** – Historic Designation Application for Christ Temple Baptist Church, Preliminary Designation, First Reading
- C. Great Falls National Historical Park (GFNP)
  - 1. Great Falls Pedestrian Footbridge – update
  - 2. Paterson Vista Park Construction – update, flagpole discussion
  - 3. Rogers Locomotive Works (Paterson Museum) – update
  - 4. ATP site – EPA remediation update
  - 5. Lambert Castle Carriage House, other County projects in Paterson
- D. Westside Park Improvements project and the Van Houten House – update
- E. Certified Local Government program audit by NJ Historic Preservation Office

**7. NEW BUSINESS**

- A. **Westside Park Improvements Project Phase 2, Block 1401 Lot 1, Totowa Ave.** – Design Review Application for rehabilitation of historic park elements. Presented by Connolly and Hickey Architects on behalf of the City of Paterson.

- B. **10-19 Mill Street Veteran Housing, Block 4607 Lots 1, 2, 14, 15 (GFHD)** – Planning Review Application for construction of a new multi-story building in the GFHD. Presented by Coppa Motalbano Architects on behalf of Mill Street Veterans LLC Winn Development and the Paterson Parking Authority.
- C. **415 17<sup>th</sup> Ave., Block 8109 Lot 6 (EPHD)** – design review application for installation of vinyl siding.

**8. PUBLIC PORTION**

**9. ADJOURNMENT**