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AGENDA

SPECIAL MEETING OF THE PLANNING BOARD

DATE: MONDAY, JUNE 16, 2025
TIME: 6:30 P.M & 7P.M.
PLACE: COUNCIL CHAMBERS, 3RD FLOOR
PATERSON CITY HALL
155 MARKET STREET

THE FOLLOWING MATTERS WILL BE HEARD:

- 1. Project ID# A2025-004 - 6:30P.M.**
Citrine Property Group, LLC
192-194 Spring St., & 21-23 Washington Avenue;
Block# 5810, Lot(s)# 10, 14, 15, 16 & 17

The applicant proposes to amend the previous conditional approval received on July 31, 2023. The applicant previously proposed to remove the existing structures and construct a five-story multi-family building with a total of fifty-one (51) residential units on lots ten (10) and fourteen (14). Currently, the applicant proposes to construct an eight-story multi-family residential building on the same combined lots with a total of ninety (90) residential units. The previous basement floor proposed a water meter and sprinkler room, an electric room, a gas meter room and an elevator pit. The current basement floor proposes a garage level for forty-two (42) parking spaces including two (2) handicap spaces, four (4) Electric Vehicle spaces and fourteen (14) parking spaces in a tandem arrangement, two elevators, a vehicle elevator, a lobby, a water meter and sprinkler room, a gas meter room, and three (3) staircases. The previous first floor proposed parking for forty-six (46) vehicles, including two handicap spaces, four (4) Electric Vehicle spaces and sixteen (16) parking spaces in a tandem arrangement, three (3) staircases, a lobby, mail boxes, a package room, an elevator, a trash chute and refuse/recycling room, and a bike rack. The current first floor proposes a parking garage for thirty-six (36) vehicles, including two handicap spaces, twelve (12) Electric Vehicle spaces and fourteen (14) parking spaces in tandem, two elevators, a vehicle elevator, a lobby, a trash chute and refuse/recycle room, mail boxes, a package room, a fire command center, a transformer pad, three (3) staircases and a bike rack. The previous second floor proposed two (2) one-bedroom units and ten (10) two-bedroom units as well as a work-out facility room. The current second floor also proposes two (2) one-bedroom units and ten (10) two-bedroom units as well as a work-out facility room. The previous third through fifth floors each proposed two (2) one-bedroom units and eleven (11) two-bedroom units per floor for a total of fifty-one (51) units for the second through fifth floors. The current third through eight floors each propose two (2) one-bedroom units and eleven (11) two-bedroom units per floor for a total of ninety (90) units for the second through eight floors. The previous roof plan proposed the area for air conditioner units and 12,886 square feet of roof top open space/amenity area. The current roof plan also proposes 12,886 square feet for air conditioner units and roof top amenity area. The combined lots have an area of 16,104 square feet and are located in the Multi-Family Residential (MF) Zone of the Area#11 Neighborhood Redevelopment Plan. Variances are requested for lot size as a minimum lot size of 22,000 square feet is required and 16,104 square feet is proposed; rear yard setback, as fifteen (15) feet is required and zero (0) feet is proposed; parking, as one hundred thirty-two (132) parking spaces are required, thirteen (13) electric vehicle spaces are credited toward reducing the requirement to one hundred nineteen (119) spaces and seventy-seven (76) spaces are proposed, leaving a variance request of forty-three (43) parking spaces; the width of the curb cut, as a maximum of twelve (12) feet is permitted and twenty-two (22) feet is proposed;

open space and amenity area, as 21,800 square feet is required and 13,587 square feet is proposed, and parking setback, as three feet of landscaped separation is required and zero feet is proposed. Additionally, the applicant is requesting a variance for not providing a storage room(s) as required per the Area #11 Neighborhood Redevelopment Plan.

Requires Site Plan Approval and Bulk Variances

-FIRST APPEARANCE

2. Project ID# A2024-089 - 7:00P.M.
Blue JCI Chadwick Holdings, LLC
12-14 Chadwick Street
Block# 5504, Lot(s)# 3 & 4

The applicant proposes to remove the existing structures on the site and construct a six-story residential building consisting of eleven (11) vehicle parking spaces in the basement, which are to be serviced by a car lift and four (4) vehicle parking spaces on the first floor. Floors two, three, four, five and six will each have four (4) units on each floor, consisting of 2 one-bedroom units and 2 two-bedroom units for a total residential unit count of twenty (20) units. The lot has area of 5,268 square feet and is located on the western side of Chadwick Street. This proposal is within the MUB, Mixed Use Business District of the Area 11 Redevelopment Plan. Variances are requested for lot size as a minimum of 12,000 sq. ft. is required and the combined lots contain 5,268 6 square feet. A minimum fifteen (15) foot rear-yard is required and zero feet is proposed; a maximum building lot coverage of 85 percent is permitted and 97.26 percent is proposed; zero three-bedroom units are proposed, as a minimum of two are required; 27 off-street parking spaces are required; the placement of three (3) EV charging spaces lowers the parking requirement to 24 parking spaces being required and as 15 parking spaces are proposed, a variance of nine (9) parking spaces is requested. 3,500 square feet of open/amenity space is required. A rooftop recreation space of 2,172 square feet is proposed. Additionally, the ten (10) units facing Chadwick Street have balconies containing approximately sixty (60) square feet each. All one and two-bedroom units contain 1,044 square feet, which is significantly larger than the minimum of 650 square feet required. The applicant requests other waivers for various building façade and building design features.

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 mtorres@patersonnj.gov.

JANICE NORTHROP, CHAIRWOMAN
MAYRA TORRES-ARENAS, BOARD SECRETARY