

CITY OF PATERSON
HISTORIC PRESERVATION
COMMISSION

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Mayor

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ALTERNATES

Maribel Garcia-Leon

STAFF

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

DATE: August 18, 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 – July 21, 2025

4. ADMINISTRATIVE MATTERS

- A. EPHD slate roof inventory and mailings
- B. Committee assignments
- C. * * EXECUTIVE SESSION dispute regarding Planning Board hearing in * *

5. COMMITTEE REPORTS

- A. Tours & Events
 - 1. Awards Dinner, 2025 – updates

6. OLD BUSINESS AND CORRESPONDENCE

- A. Great Falls National Historical Park (GFNP)
 - 1. Great Falls Pedestrian Footbridge – update
 - 2. Paterson Vista Park Construction – update, markers and naming discussion
 - 3. Rogers Locomotive Works (Paterson Museum) – update
 - 4. ATP site – EPA remediation update
 - 5. Lambert Castle Carriage House, other County projects in Paterson
- B. Westside Park Improvements project and the Van Houten House – update

7. NEW BUSINESS

- A. **Market Street Streetscape Improvements Project** – Design Review Application for rehabilitation of streetscape elements on Market Street between Spruce and Straight Streets. Presented by Passaic County Engineering Department and WSP Engineering.
- B. **362 17th Ave., Block 8625 Lots 1, 2 (EPHD)** – Planning Review Application for minor subdivision and two new single family homes on conforming lots. Presented by Matthew Evans of Evans Architects on behalf of Owner.
- C. **28-42 Ryle Road, former National Silk Dyeing Works site, Block 801, Lots 14, 15** – Planning Review Application for site plan review of new multifamily apartment buildings on a vacant lot. Presented by Matthew Evans of Evans Architects on behalf of 28 Ryle Ave. LLC.
- D. **Spruce St., Former Rogers Locomotive Works Millwright Shop, Block 4802 Lot 20 (GFHD)** – Review of proposed changes to a previously approved adaptive reuse Rogers project following change of ownership. Presented by Lamont Carter, owner, Urban Ventures, LLC.

8. PUBLIC PORTION

9. ADJOURNMENT