

CITY OF PATERSON
HISTORIC PRESERVATION
COMMISSION

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Mayor

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ALTERNATES

Maribel Garcia-Leon
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STAFF

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

DATE: December 15, 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 – postponement of August 18, 2025 August 25 & Sept 22, 2025

4. ADMINISTRATIVE MATTERS

- A. Van Houten House preservation campaign – update

5. COMMITTEE REPORTS

6. OLD BUSINESS AND CORRESPONDENCE

- A. **11 Spruce St., Former Rogers Locomotive Works Millwright Shop, Block 4802 Lot 20 (GFHD)** – Second reconsideration of certain proposed changes to a previously approved adaptive reuse project following change of ownership. Presented by Counsel representing Lamont Carter, owner, Urban Ventures, LLC.
- 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. Postponed from August 18, 2025 meeting. Presented by Matthew Evans of Evans Architects on behalf of the Owner.
- C. **Correspondence from New Jersey Monuments to Migration** – concerning a temporary public art installation at the City Hall front plaza, request for special meeting
- D. Great Falls National Historical Park (GFNP)
 - 1. Great Falls Pedestrian Footbridge – update
 - 2. Paterson Vista Park Construction – update
 - 3. Rogers Locomotive Works (Paterson Museum) – update
 - 4. ATP site – EPA remediation update
- E. Westside Park Improvements project and the Van Houten House – update

7. NEW BUSINESS

- A. **241-243 Derrom Avenue, B8511 L06 (EPHD)** – Design Review Application for a new driveway installation where there is not one presently. Presented by the Owner.

8. PUBLIC PORTION

9. ADJOURNMENT