



Andre Savagh
Mayor

Michael Deutsch, PP, AICP
Division Director

Alfred V. Acquaviva, Esq.
Counsel to the Board

Margarita Vega
Board Secretary

CITY OF PATERSON PLANNING BOARD

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505

Tel: (973) 321-1343
Fax: (973) 321-1345

mdeutsch@patersonnj.gov
mvega@patersonnj.gov

COMMISSIONERS

Janice Northrop, Chairperson

Mark Fischer, Vice-Chairperson

Kobir Ahmed

Willamae Brooks

Harry M. Cevallos

Hector L. Nieves, Jr.

Fannia Santana

ALTERNATES

Ibrahim F. Issa

Jeys Abreu

MAYOR'S REPRESENTATIVE

Wayne Witherspoon

COUNCIL REPRESENTATIVE

Shahin Khalique

DATE: WEDNESDAY, FEBRUARY 19, 2020
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

1. Alimi Builders, LLC
914 East 22nd Street; Block 9009, Lot 9.01
Proposed Two-Family Dwelling
The applicant proposes to construct a three-story, two-family dwelling on a 3,125 square foot lot that is presently used for vehicle storage. The first floor proposes a two-car garage, a mechanical area, a laundry area, a half-bathroom, and unfinished storage. The second and third floors each propose a three-bedroom unit with a kitchen, two bathrooms, and a living room and dining room. The applicant previously received subdivision approval to create this lot on May 17, 2006. Variances were previously received for lot area, lot width, one side-yard setback, number of building stories, and parking. This proposal is located in the R-2 Low-Medium Residential District.
Requires Site Plan Approval and Bulk Variances
2. 103 Washington Holdings, LLC
103-107 Washington Street & 112-126 Van Houten Street; Block 4407, Lots 1, 2, 3, 4, 5, 6, 22 & 23
The applicant proposes to preserve the façade only of the three-story building located at 112 Van Houten Street, (Lot 2); demolish the existing two-story masonry building at 114-118 Van Houten Street, (Lot 3); demolish the existing two-story masonry building at 120-122 Van Houten Street, (Lot 4); provide off-street parking at 124 Van Houten Street (Lot 5); and 126 Van Houten Street (Lot 6). At 103 Washington Street, (Lot 1), the building is to remain with interior alterations. At 107 Washington Street, (Lot 22), the building is to remain with interior alterations. At 105 Washington Street, (Lot 23), the building is to remain with interior renovations. The applicant proposes to construct a six-story apartment building on existing Lots 2, 3, and 4. The first floor proposes a retail space with apartments above. A concrete alley way of ten feet in width is proposed on a portion of Lot 2. The existing buildings on Lots 1, 22, and 23 are to be retail space on the first floor and apartments on the upper floors. Nineteen (19) parking spaces are proposed on Lots 5 and 6. A total of 154 units are proposed, including 51 Studio Units, 86 one-bedroom units and 17 two-bedroom units. An off-street parking variance is requested for 135 parking spaces. A lease agreement with the Paterson Parking Authority is required. Variances are requested for open space/amenity areas if not met based on the number of studio, one-bedroom and two-bedroom units provided; and parking, as 154 parking spaces are required off-street and 19 parking spaces are proposed off-street; and for any apartments not meeting the minimum square footage requirement. The combined lots have area of 36,150 square feet. This proposal is within the B-4 Central Business District.
Requires Site Plan Approval and Bulk Variances

3. Adoption of minutes.
4. Adoption of resolutions.

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, 8:30 a.m. to 4:30 p.m., Monday through Friday.

JANICE NORTHROP, CHAIRWOMAN
MARGARITA VEGA, SECRETARY