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**COUNCIL REPRESENTATIVE**

Shahin Khalique

**DATE: WEDNESDAY, DECEMBER 15, 2021**  
**TIME: 6:30 P.M. – VIA WEBINAR SESSION**

**AGENDA:**

NOTICE PURSUANT TO THE OPEN PUBLIC MEETINGS ACT, ADDRESSING EFFECT OF CORONAVIRUS MEASURES ON THE NEXT PUBLIC MEETING:

CONSISTENT WITH THE CORONAVIRUS-RELATED RESTRICTIONS OF EXECUTIVE ORDER NO. 107, GIVEN ON SATURDAY, MARCH 21, 2020 BY GOVERNOR PHILIP D. MURPHY, THE PLANNING BOARD OF THE CITY OF PATERSON WILL NOT CONDUCT IN-PERSON PARTICIPATION OF THE PUBLIC AT ALL FUTURE MEETINGS UNTIL FURTHER NOTICE. HOWEVER, PUBLIC PARTICIPATION WILL BE AVAILABLE “BY MEANS OF COMMUNICATION EQUIPMENT” PURSUANT TO N.J.S.A. 10:4-8, COMMENCING ON APRIL 15, 2020.

THOUGH THERE MAY POTENTIALLY BE A PRACTICAL NEED FOR A LIMITED NUMBER OF ADMINISTRATIVE, TECHNICAL, OR OTHER CITY PERSONNEL TO BE PRESENT IN OR NEAR THE COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL, 155 MARKET STREET, PATERSON, NEW JERSEY, IN-PERSON PARTICIPATION OF THE PUBLIC IS PROHIBITED. NEVERTHELESS FOR REASONS OF COMPLIANCE WITH THE SAID EXECUTIVE ORDER NO. 107, PUBLIC PARTICIPATION WILL BE AVAILABLE BY **CALLING 1-973-321-1579, MEETING ID #711-680-001 (PLANNING BOARD REGULAR MEETING OF WEDNESDAY, DECEMBER 15, 2021 AT 6:30 P.M.)** ON THE DATE AND TIME THAT THE MEETING IS SCHEDULED TO COMMENCE. THE PUBLIC MAY ALSO PARTICIPATE IN THE MEETING BY ACCESSING THE WEBSITE OF THE CITY OF PATERSON: [WWW.PATERSONNJ.GOV](http://WWW.PATERSONNJ.GOV).

On **WEDNESDAY, DECEMBER 15, 2021**, there will be a regularly scheduled meeting of the Paterson Planning Board which will be held at **6:30 p.m.** The following matters will be heard:

1. Joal Corp.  
108-110 Mill Street; 4711, Lots 9 and 10  
The applicant proposes to construct a three-story, six (6) unit residential duplex building on a vacant lot. The combined lots contain area of 5,326 square feet and is located on the western side of Mill Street, between Oliver Street to the north and Grand Street to the east. The first floor proposes a one-bedroom unit and two interior tandem parking spaces on each side of the duplex. The second and third floors propose 2 three-bedroom units on each side of the duplex on each floor. Two additional exterior parking spaces are proposed. Variances are requested for lot area, (9,300 sq. ft. required and 5,326 sq. ft. provided); minimum lot width as 90 feet is required and 50.25 feet exists; exceeding the maximum lot coverage as 40 percent is permitted and 46 percent is proposed; open space, (1,600 sq. ft. required and 1,300 sq. ft. proposed) and parking, (twelve (12) spaces required and six (6) spaces proposed.) This proposal is located within the R-4 High Density Residential District.  
Requires Site Plan Approval and Bulk Variances

2.           140 Governor PFRG NPP LLC  
              195 Rosa Parks Boulevard; Block 3502, Lot 1  
              The applicant proposes to demolish the existing frame garage on the site and construct a three-story mixed-use building on the 2,900 square foot parcel. One 1,250 square foot commercial space and seven residential units are proposed. The first floor proposes the commercial space and 1 one-bedroom unit. The second and third floors each propose 2 one-bedroom units and 1 two-bedroom unit. There will be a total of 5 one-bedroom units and 2 two-bedroom units. The third floor rooftop terrace provides 1,196 square feet of amenity areas. Variances are required for rear-yard setback as a minimum of 20 feet is required and 16 feet is proposed, lot building coverage as 80 percent is required and 84 percent is proposed and for the first floor residential space as ground floor residential spaces are not permitted. This proposal is within the C-1 Neighborhood Commercial District of the Fourth Ward Redevelopment Plan.  
              Requires Site Plan Approval and Bulk Variances
  
3.           MAFHH, LLC  
              215 Rosa Parks Boulevard; Block 3506, Lot 1  
              The site is vacant and the applicant proposes to construct a three-story mixed-use building on the 2,500 square foot parcel. One 718 square foot commercial space and five residential units are proposed. The first floor proposes the commercial space and 1 one-bedroom unit. The second and third floors each propose 2 one-bedroom units. There will be a total of 5 one-bedroom units. The third floor rooftop terrace provides 868 square feet of amenity areas. Variances are required for rear-yard setback as a minimum of 20 feet is required and 16 feet is proposed, lot building coverage as 80 percent is required and 87 percent is proposed and for the first floor residential space as ground floor residential spaces are not permitted. This proposal is within the C-1 Neighborhood Commercial District of the Fourth Ward Redevelopment Plan.  
              Requires Site Plan Approval and Bulk Variances
  
4.           Adoption of minutes.
5.           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, 4<sup>th</sup> Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

**JANICE NORTHROP, CHAIRWOMAN**  
**MARGARITA VEGA, SECRETARY**