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## CITY OF PATERSON

### PLANNING BOARD

125 Ellison Street, 4<sup>th</sup> Floor  
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### COMMISSIONERS

Janice Northrop, Chairperson  
Fannia Santana, Vice Chairperson  
Kobir Ahmed  
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Mark Fischer  
Imran Hussain  
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Frankie Roman  
Zoraya Ammar

### MAYOR'S REPRESENTATIVE

Ivette Figueroa

### COUNCIL REPRESENTATIVE

Shahin Khaliq

## AGENDA REGULAR MEETING PLANNING BOARD

**THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED**

**DATE: WEDNESDAY, SEPTEMBER 21<sup>ST</sup>, 2022**  
**TIME: 6:30 P.M. – VIA WEBINAR SESSION**

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, SEPTEMBER 21, 2022 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) AND FOLLOWING THE EMAIL LINK FOR THE MEETING [WWW.PATERSONNJ.GOV](http://WWW.PATERSONNJ.GOV).

The following matters will be heard:

- 1. *Musa Zaid Enterprises, LLC.*  
*89-91 East Main St., 93 East Main St., 95 East Main St., 97-99 East Main Street, 156-158 North First St.; Block 106, Lots 7, 8, 8.01, 9 and 11***

The applicant proposes to remove the existing structures on the lots having combined area of 14,711 square feet and construct a five-story building consisting of one commercial space and forty-eight (48) residential units, consisting of twenty-four (24) one-bedroom units and twenty-four (24) two-bedroom units. The applicant is requesting new variances for rear-yard setback, number of building stories, building height, lot building coverage, amenity space and parking. A twenty (20) foot rear-yard is required and zero (0) feet is proposed. A three (3) story building is permitted and a five (5) story building is proposed. A forty (40) foot in height building is permitted and a building with an average height of forty-two feet and four inches (42'4") is proposed. A maximum lot coverage of 80 percent is permitted and lot coverage of 100 percent is proposed. 7,200 square feet of amenity space is required and 3,373 square feet is proposed. Residential apartments in mixed-use buildings require one (1) space per dwelling unit. The retail space of 1,337 square feet requires one parking space for each

600 square feet of space, which equates to three (3) parking spaces. In total, fifty-one (51) parking spaces are required and thirty-eight (38) parking spaces are proposed. A variance is requested for thirteen (13) off-street parking spaces and for the tandem parking of thirty-six (36) vehicles in parking spaces of 180 square feet, whereas 200 square feet is required. This proposal is within the C-1 Neighborhood Commercial District of the First Ward Redevelopment Plan.

**Requires Site Plan Approval and Bulk Variances**

**(FIRST APPEARANCE)**

- 2. **Paterson Community Health Center, Inc.**  
**160 Fair Street, 162 Fair Street, 164 Fair Street, 166-168 Fair Street, 223-225 Broadway & 227-237 Broadway; Block 3613, Lots 5, 6, 7, 8, 13 & 14**

The applicant proposes to construct an eight (8) foot high fence along the front portion of the property on Broadway that includes a walkway and a driveway. A maximum height fence of four (4) feet is permitted. The lot has area of 32,127 square feet and is located in the General Commercial District of the Fourth Ward Redevelopment Plan.

**Requires Site Plan Approval and Bulk Variances**

**(FIRST APPEARANCE)**

- 3. **Silk City Development, LLC.**  
**290 Governor Street; Block 3502, Lot 18**

The applicant proposes to construct a new three-story residential building on a vacant property with a total of two residential units. The first floor and the half of the second floor propose a three-bedroom unit to be occupied by one family. The other half of the second floor and the third floor will be occupied by a three-bedroom, one family unit. The parcel has a lot area of 1,395.75 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. A Variance is requested for the rear yard setback, as 20 feet is required and 10 feet is proposed.

**Requires Site Plan Approval and Bulk Variances.**

**(FIRST APPEARANCE)**

- 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, 4<sup>th</sup> Floor, Paterson, New Jersey, 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call to schedule an appointment at 973-321-1343 or email mperez@patersonnj.gov.

**JANICE NORTHROP, CHAIRWOMAN**  
**MIRIAM R. PEREZ, BOARD SECRETARY**