



CITY OF PATERSON PLANNING BOARD

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Ivette Figueroa

COUNCIL REPRESENTATIVE

Shahin Khalique

AGENDA SPECIAL MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: MONDAY, DECEMBER 5, 2022

TIME: 6:30 P.M. & 7:00 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 #3158 (PLANNING BOARD SPECIAL MEETING OF MONDAY, DECEMBER 5TH, 2022 AT 6:30 P.M. & 7P.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 AND FOLLOWING THE EMAIL LINK FOR THE MEETING WWW.PATERSONNJ.GOV

1. Paterson Qualified Opportunity Zone, LLC - 6:30P.M
67-69 12th Avenue; Block 3603, Lot 24

The applicant proposes to remove the existing dwelling on the parcel and construct a new three-story residential building with a total of six (6) units. The first floor proposes a water meter/ sprinkler room, a staircase, a package area, a studio apartment and a one-bedroom barrier free apartment. Electric and gas meters are located on the exterior western side of the building. The second and third floors each propose 2 one-bedroom units on each floor. The parcel has area of 2,809 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: lot area, as 5,000 square feet is required and 2,809 square feet is existing; lot width, as a minimum lot width of 50 feet is required and a lot width of 28 feet is existing; one side-yard setback, as a minimum of five feet is required and three feet is provided.

Requires Site Plan Approval and Bulk Variances
(FIRST APPEARANCE)

2. Paterson Fund 1, LLC. -7:00P.M.

116-118 Godwin Avenue; Block 3514, Lot 6

The applicant proposes to construct a new three-story multi-family residential building with a total of eight (8) residential units. The first floor proposes a lobby, a staircase, mailboxes, a package room, a bike storage room, a refuse/recycle room, a one-bedroom unit, and a two-bedroom unit. The second and third floors each proposes a two-bedroom unit and 2 one-bedroom units. The subject property has an area of 4,350 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: lot area, as minimum lot area of 5,000 square feet is required and 4,350 square feet is existing; lot width, as a minimum lot width of 50 feet is required and 43.50 feet is existing, and amenity area, as 1,200 square feet of open space/amenity area is required and 965 square feet is proposed.

Requires Site Plan Approval and Bulk Variances.

(FIRST APPEARANCE)

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 4:00 P.M., MONDAY THROUGH FRIDAY, CALL TO SCHEDULE AN APPOINTMENT 973-321-1343 OR EMAIL MPEREZ@PATERSONNJ.GOV.

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