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AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, AUGUST 16, 2023
TIME: 6:30 P.M.
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

The following matters will be heard:

1. *Hamouda Properties, LLC.*
496 Broadway; Block 3802, Lot 2

The applicant proposes to remove the existing second floor and construct a new two-story addition above the existing commercial space. The basement level includes the existing open area and the utility rooms. The first floor contains the existing pharmacy, which will remain unchanged, the proposed refuse/recycle room, and the proposed exterior door and staircase to access the upper floors' residential units. The proposed second and third floors contain a two-bedroom unit per floor for a total of two (2) residential units for the building. The parcel is 2,865.75 square feet, and it is located within the B-2 Community Business District. Variances are requested for the following: minimum lot area, as 5,000 square feet is required and 2,865.75 square feet is existing; lot width, as 50 feet is required and 25.23 feet is existing, and parking, as ten (10) off-street parking spaces are required and zero (0) parking spaces are proposed.

Requires Site Plan Approval and Bulk Variances
(FIRST APPEARANCE)

2. *New City Kids, Inc.*
22 Mill Street; Block 4601, Lot 6

On a 13,334.9 square foot lot, the applicant proposes to occupy the second and third floors of an existing three-story building located on the northwest corner of Mill Street and McBride Avenue. The applicant proposes to provide a performance arts after school program for up to 300 students in Kindergarten through Eighth Grade. Students will receive music instruction, homework help and mentoring during after-school hours. The first floor of the existing structure is to remain as offices for the State of New Jersey. The interior renovations of the second floor are to contain four classrooms, lobby and reception area, tutoring space, open student space, an office, storage room, break room and restroom facilities. The renovations of the third floor are to contain a performance hall with a stage, an academic center, a teen center, office space, storage, and restroom facilities. Both floors will be accessed by elevator and stairs. This proposal is within the AR-1 Adoptive Reuse and Infill District of the Great Falls Redevelopment Area. Variances are requested for the existing non-conformance as the following: lot width, as a minimum lot width of 100 feet is required and 52.25 feet is existing; rear setback, as a minimum 20 feet is required and 10 feet is existing; and building height as a maximum number of stories is 2 and 3 are existing. Student drop off and pick up is to occur in the 60 leased parking spaces at Block 4601, Lot 3 and will

access the facility via a 200 foot pedestrian path to the front entrance of the building. This parking facility is within one-thousand feet of Block 4601, Lot 6.

Requires Site Plan Approval and Bulk Variances
(FIRST APPEARANCE)

3. 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, 9:00 a.m. to 4:00 p.m., Monday through Friday. Please call to schedule an appointment at 973-321-1343 ext. 2346 or email mperez@patersonnj.gov.

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