



CITY OF PATERSON PLANNING BOARD

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AGENDA SPECIAL MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: MONDAY, SEPTEMBER 11, 2023
TIME: 6:30 P.M & 7:30 P.M.
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

THE FOLLOWING MATTERS WILL BE HEARD:

- 1. 60-62 Plum Street LLC; 6:30P.M.**
71 Plum Street; Block 5806, Lot 34

The applicant proposes to construct a three-story residential building of 6 one-bedroom units. Variances are requested for lot area as a minimum lot size of 22,000 sq. ft. is required and 2,500 square feet of building lot is proposed, amenity space as 1,200 square feet is required and 500 square feet is proposed, and parking, as 11 parking spaces are required, zero parking spaces are provided on site and eight (8) off-street parking spaces are proposed on property located 25 feet to the south on Plum Street, known as lots 31, 32 and 33. A parking lease is required for lots 31, 32 and 33 and an agreement to gain access to said lots through adjacent lots 4 and 5 located on Straight Street is also required. The parcel is located in the Multi-Family Residential District of the Area 11 Redevelopment Plan.

Requires Site Plan Approval and Bulk Variances
(FIRST APPEARANCE)

- 2. Deer Properties, LLC. 7:30P.M.**
229-235 Marshall Street; Block 5502, Lot 9

The applicant proposes to remove the existing structures on the site and construct a six-story mixed-use commercial and residential building. The basement floor proposes a parking garage for sixteen (16) parking spaces including four (4) Electric Vehicle (EV) stations, a fitness area, a sprinkler room, two elevators, an electric room, an area for gas meters, a refuse/recycle room and two staircases. The first floor proposes parking for fifteen (15) vehicles, a bike rack, a lobby, a package room, mailboxes, a 752 square foot commercial space, a storage room, two elevators, and two staircases. The second floor proposes four (4) one-bedroom units, two (2) two-bedroom units, and a three-bedroom unit. Also, included on the first floor is a roof terrace area for 1,742 square feet. The third through six floors each proposes four (4) one-bedroom units, two (2) two-bedroom units and a three bedroom unit per floor; for a total of thirty-five (35) units for the second through six floors. The roof plan proposes 6,704 square feet of roof top open space/amenity area. The parcel has lot area of 8,511 square feet and is located in the Mixed Use Business District (MUB) Zone of the Area#11 Neighborhood Redevelopment Plan. Variances are requested for lot size as a minimum lot size of 12,000 square feet is required and 8,511 square feet is proposed; rear yard setback, as 15 feet is required and 0 feet is proposed; maximum building coverage, as 85 percent is required and 98 percent is proposed; parking, as fifty-one (51) parking spaces are

required, four (4) electric vehicle spaces are credited toward reducing the requirement to forty-seven (47) spaces and thirty-five (35) spaces are proposed, leaving a variance request of sixteen (16) parking spaces, and the width of the curb cut on Marshall Street, as 12 feet is required and 24 feet is proposed for the first floor parking garage.

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, 9:00 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**