



# CITY OF PATERSON PLANNING BOARD

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## MAYOR'S REPRESENTATIVE

Delbres Claudio

## COUNCIL REPRESENTATIVE

Shahin Khalique

## AGENDA SPECIAL MEETING PLANNING BOARD

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

**DATE: MONDAY, DECEMBER 4, 2023**  
**TIME: 6:30 P.M & 7:00 P.M.**  
**PLACE: CITY HALL**  
**COUNCIL CHAMBERS 3<sup>RD</sup> FLOOR**

THE FOLLOWING MATTERS WILL BE HEARD:

- 1. 218 Van Houten Street, LLC** **6:30P.M.**  
**218 Van Houten Street; Block 4309, Lot 2**  
**224 Van Houten Street; Block 4309, Lot 3**

The existing survey indicates that lots 2 & 3 are paved and used for parking. The applicant proposes to construct a new five-story residential building with 56 residential units and 48 parking spaces. The partial basement plan indicates a water meter & sprinkler room, an electrical room and gas meter room and a storage room. The first floor proposes a lobby, two staircases, an elevator, trash and recycling areas and 48 parking spaces with access to Van Houten Avenue. The second, third, fourth and fifth floors are identical in layout and each floor proposes three (3) one-bedroom units and eleven (11) two-bedroom units. The roof plan proposes 13,350 square feet of usable open space area. The parcel has area of 18,546 square feet. This proposal is within the B-4 Downtown Historic Commercial District. Variances are requested for not providing three (3) feet of parking separation between building lines and property lines, six (6) tandem parking spaces, a driveway aisle less than the required 24 feet in width, and parking, as 56 on-site parking spaces are provided and 48 on-site parking spaces are proposed.

**Requires Site Plan Approval and Bulk Variances**  
**(FIRST APPEARANCE)**

- 2. AZ 313, LLC.** **7:00P.M.**  
**36-50 Madison Street, 31-33 Essex Street &**  
**313-315 Straight Street;**  
**Block 6210, Lots 3, 5, 15 & 16**

The applicant proposes to construct a four-story multi-family residential building on lots 3, 5, 15, & 16. The first floor proposes a lobby, a package room, mailboxes, an electrical room, a sprinkler room, a compactor room, two elevators, two staircases, an enclosed garage and an open parking area for sixty-seven (67) vehicles, including two handicap spaces. The second through fourth floors each proposes 11 one-bedroom units, 9 two-bedroom units and 955 square feet of amenity room per floor; for a total of sixty (60) residential units and 2,865 square feet of amenity area for the subject property. The roof plan proposes the area for air conditioner units. The subject property has a combined lot area of 30,000 square feet and is located in the C-1 Neighborhood Commercial and RA-2 Zone of the Fifth Ward Redevelopment Plan. Variances are requested for front yard setback from Essex Street, as 3 feet is required

and 0 feet is proposed; front yard setback from Madison Street, as 3 feet is required and 0 feet is proposed; one side yard setback, as 5 feet is required and 0 feet is proposed; maximum building coverage, as 60 percent is required and 97.2 percent is proposed; maximum impervious coverage, as 80 percent is required and 97.2 percent is proposed; number of the stories, as 3.5 stories are permitted and 4 stories are proposed; open space/amenity area, as 9,000 square feet is required and 2,865 square feet is proposed; parking, as seventy-four (74) parking spaces are required and sixty-seven (67) spaces are proposed; the width of the parallel parking space, as 9 feet is required and 7 feet is proposed; the width of the drive isle for the 60 degree parking spaces, as 18 feet is required and 17 feet is proposed, and the distance between parking spaces and the property lines as 3 feet of landscaped separation is required on the open parking area and zero feet is proposed for the northern and southern side yards.

***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, 4<sup>TH</sup> 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**