



CITY OF PATERSON PLANNING BOARD

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505
Tel: (973) 321-1343
Fax: (973) 321-1345

COMMISSIONERS

Janice Northrop, Chairperson
Fannia Santana, Vice Chairperson
Kobir Ahmed
Mark Fischer
Badrul Hasan
Imran Hussain
Pedro Liranzo

Andre Sayegh
Mayor

Michael Deutsch, PP, AICP
Division Director

Alfred V. Acquaviva, Esq.
Counsel to the Board

Solmaz Farzboud, PP, AICP
Principal Planner

Miriam R. Perez
Board Secretary

ALTERNATES
Frankie Roman
Zoraya Ammar

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 11, 2023
TIME: 6:30 P.M & 7:00 P.M.
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

THE FOLLOWING MATTERS WILL BE HEARD:

- 1. Alimi Builders, LLC** **6:30P.M.**
147-153 New Street; Block 5103, Lots 17 & 18

The applicant proposes to remove the existing structures on the site and construct a five-story multi-family dwelling unit for a total of 23 residential units. The first floor proposes a parking garage with 23 parking spaces including three (3) Electric Vehicle (EV) stations as well as a bike rack. Also, included in the first floor are an entrance lobby, an elevator, mail boxes, a package room, a refuse/recycle room, a sprinkler room and two interior staircases. The second floor proposes a parking garage with 22 parking spaces including two (2) Electric Vehicle (EV) stations, two bike racks, and a storage room. Each of the third through fourth floors proposes 2 one-bedroom units, 5 two-bedroom units and a three-bedroom unit per floor. The proposed third floor plan also contains a 1,662 square foot rear open amenity area. The fifth floor plan proposes a one-bedroom unit, 5 two-bedroom units, a three-bedroom unit and a 671 square foot fitness room. The roof plan proposes an area for the mechanical units and a 3,317 square foot roof top terrace. The subject property has lot area of 20,000 square feet. The parcel is located in the R-3 High-Medium Density Residential District. Variances are requested for lot width, as 150 feet is required and 100 feet is proposed; side yard setback, as 20 feet is required and 8 feet is proposed; combined side setbacks, as 40 feet is required and 33.8 feet is proposed, and maximum lot building coverage, as 20 percent is required and 45 percent is proposed.

Requires Site Plan Approval and Bulk Variances
(FIRST APPEARANCE)

- 2. 165-169 Barclay LLC** **7:00P.M.**
165-169 Barclay Street; Block 5507, Lot 4

At a Planning Board meeting held on November 25, 2013, a prior applicant received conditional approval to construct a six-story building with 42 residential units of housing for medical students. The present applicant proposes that occupancy be changed from the prior use to use as a rental building for market rate tenants, as the building is no longer used for the housing of medical students. As the present application no longer has affiliation with St. Joseph's Regional Medical Center, variances are requested for lot area, as 22,000 square feet is required and 5,262 square feet is existing, maximum impervious coverage, as 70 percent is permitted and 96.8 percent is existing, minimum rear-yard setback, as 15 feet is required and 5 feet is existing and parking, as 49 parking spaces are required and zero parking spaces are

existing. The parcel has lot area of 5,262 square feet and is located in the MU-H Mixed Use Hospital District of the Area 11 Neighborhood Redevelopment Plan.

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**