



# CITY OF PATERSON PLANNING BOARD

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Board Secretary

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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, JANUARY 29, 2024**  
**TIME: 6:30 P.M**  
**PLACE: CITY HALL**  
**COUNCIL CHAMBERS 3<sup>RD</sup> FLOOR**

THE FOLLOWING MATTERS WILL BE HEARD:

- 1. The Islamic Center of Passaic County***  
***258-269 W. Railway Avenue; Block 7005, Lot 1; 185-187 Genessee Avenue; Block 7005, Lot 6; 181-183 Genessee Avenue; Block 7005, Lot 7; 171-179 Genessee Avenue; Block 7005, Lot 8; 22-36 Vesper Street; Block 7005, Lot 13***

The applicant proposes a recreational community center complex to be constructed within portions of the block encompassed by the intersections of Vesper Street, Genessee Avenue and West Railway Avenue. The Community Center complex will include three buildings, with one building containing a multipurpose room, locker rooms, and a meeting room-banquet hall and will have a total of 17,285 square feet on two floors. The second building of 4,310 square feet will contain a swimming pool. The third building will have area of 47,089 square feet on two floors and will include basketball courts, an indoor soccer field, a volleyball court, locker rooms and other accessory uses. The applicant is also seeking to construct associated site improvements, including 59 on-site parking spaces, driveways, utility installations, a stormwater management system, curbing, lighting and landscaping, among other improvements. The Property contains 2.24 acres and is within the Industrial Transition District and currently has several vacant lots and abandoned industrial buildings upon it. The proposed principal use of the Property is to be a Community Center. No religious worship is proposed on the property. The applicant requests variances for Maximum Lot Coverage, as lot coverage of 89.94 percent is proposed and lot coverage of 70 percent is permitted. A variance is requested for the width of pedestrian footpaths, as 3.85 feet is proposed and 4 feet is required. The applicant is not providing an off-street loading and unloading area, which requires a variance, and for parking, as 322 parking spaces are required and 59 on-site parking spaces are provided.

***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**