



CITY OF PATERSON

PLANNING BOARD

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AGENDA

SPECIAL MEETING

PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: MONDAY, JULY 31, 2023
TIME: 6:30 P.M & 7:30 P.M.
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

The following matters will be heard:

- 1. *Sonoba Properties, LLC* **6:30P.M.**
168-170 Carroll Street; Block 4305, Lot 9**

The applicant proposes to construct a five-story residential building with parking for nine (9) vehicles on the first floor along with a lobby, elevator, two stairways, and a refuse & recycling room and twenty (20) residential units on the second, third and fourth and fifth floors. A total of four (4) efficiency units, twelve (12) one-bedroom units and four (4) two-bedroom units are proposed. Each of the upper floors will contain five (5) units. A roof top terrace is proposed. Variances are requested for one side-yard setback, as a minimum of five feet is required and 3.71 feet is proposed, rear-yard setback, as a minimum of twenty feet is required and five feet is proposed, maximum building height as a maximum of 45 feet is permitted and 48 feet and 2 inches is proposed, number of building stories, as a 3.5 story building is permitted and a 5 story building is proposed, maximum building lot coverage, as 60 percent of lot building coverage is permitted and 81 percent lot building coverage is proposed, maximum lot coverage as 80 percent lot coverage is permitted and 96 percent lot coverage is proposed, and parking, as twenty-two (22) on-site parking spaces are required, a credit of two (2) spaces is provided for providing electric charging stations which reduces the requirement to twenty (20) on-site parking spaces, and as nine (9) parking spaces are provided, a variance for eleven (11) parking spaces is required. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. ***Requires Site Plan Approval and Bulk Variances***
(FIRST APPEARANCE)

- 2. *Citrine Property Group, LLC.* **7:30P.M.**
192-194 Spring Street & 21-23 Washington Avenue;
Block 5810, Lots 10 & 14**

The applicant proposes to remove the existing structures on the site and construct a five-story multi-family residential building on lots 10 & 14. The basement floor proposes a water meter and sprinkler room, an electric room, a gas meter room and the elevator pit. The first floor proposes parking for forty-six (46) vehicles, including two handicap spaces and sixteen (16) parking spaces in a tandem arrangement. Also included on the first floor are three (3) stairwells, a lobby, mail boxes, a package room, an elevator, a trash chute and refuse/recycling room, and a bike rack. The second floor proposes 2 one-bedroom units and 10 two-bedroom units as well as a work-out facility

room. The third through fifth floors each proposes 2 one-bedroom units and 11 two-bedroom units per floor; for a total of fifty-one (51) units for the second through fifth floors. The roof plan proposes the area for air conditioner units and 12,886 square feet of roof top open space/amenity area. The parcel has lot area of 16,104 square feet and is located in the Multi-Family Residential (MF) Zone of the Area#11 Neighborhood Redevelopment Plan. Variances are requested for lot size as a minimum lot size of 22,000 square feet is required and 16,104 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 87 percent is proposed; parking, as seventy-five (75) parking spaces are required, eight (8) electric vehicle spaces are credited toward reducing the requirement to sixty-seven (67) spaces and forty-six (46) spaces are proposed, leaving a variance request of twenty-one (21) parking spaces; the width of the curb cut, as 12 feet is required and 22 feet is proposed, and the distance between parking spaces and the property lines as 3 feet of landscaped separation is required and zero feet and 2.5 feet are proposed for the northern and eastern side yards. Additionally, the applicant is requesting a variance for not providing a storage room(s) as required per 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