



CITY OF PATERSON PLANNING BOARD

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

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

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AGENDA

REGULAR MEETING OF THE PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, MAY 15, 2024

TIME: 6:30 P.M

LOCATION: CITY HALL - 3RD FLOOR

THE FOLLOWING MATTERS WILL BE HEARD:

1. Maricel Godoy

43 Market Street; Block 4608, Lot 22

On a vacant lot, the applicant proposes to construct a three-story mixed-use commercial and residential building for a total of one commercial space and five (5) residential units. The basement level proposes a partial basement area for the utility as well as a refuse/recycle room. The first floor proposes a 919 square foot commercial space, a studio unit and a staircase. Each of the second and third floors proposes two (2) two-bedroom units. The parcel has lot area of 2,500 square feet and is located in the Great Fall Historic District. Variances are requested for lot area, as 10,000 square feet is required and 2,500 square feet is existing; lot width, as 100 feet is required and 25 feet is existing; maximum lot coverage, as 75 percent is permitted and 77 percent is proposed, and parking, as fifteen parking spaces are required and zero space are proposed.

Requires Conditional Use Approval, Site Plan Approval and Bulk Variances

CARRIED FROM APRIL 17TH CANCELED MEETING (FIRST APPEARANCE)

2. 20 Seely St. LLC

20 Seely Street; Block 6308, Lot 25

On a 2,500 square foot vacant lot, the applicant proposes to construct a new three-story residential building with a total of five (5) units. The first floor proposes a two-bedroom barrier free unit, a stairwell, a mail and package area, a water meter and sprinkler room, and a recycle and garbage room. The second and third floors are identical in layout and propose two (2) one-bedroom units on each floor. The roof plan proposes the area for air conditioner units. This proposal is within the RA-2 Zone of the Fifth Ward Redevelopment Plan. Variances are requested for the following: lot area, as a minimum lot size of 5,000 square feet is required and 2,500 square feet is existing; lot width, as 50 feet is required and 25 feet is existing; both side yard setback, as 5 feet is required on each side setback from the property lines and 3.08 feet is proposed from each side property line and open space, as 750 square feet of open space is required and 500 square feet of open space is proposed.

Requires Site Plan Approval and Bulk Variances

CARRIED FROM APRIL 17TH CANCELED MEETING (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**