



CITY OF PATERSON PLANNING BOARD

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AGENDA REGULAR MEETING OF THE PLANNING BOARD THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, MAY 29, 2024
TIME: 6:30 P.M
LOCATION: CITY HALL – 3RD FLOOR

THE FOLLOWING MATTERS WILL BE HEARD:

**1. Paterson Falls Realty Group, LLC
240-242 Harrison Street; Block 3209, Lot 3**

On a vacant 3,200 square foot lot, the applicant proposes to construct a new three-story residential building with a total of five (5) units and three (3) parking spaces. The first floor proposes a stairwell, a lobby, a package room, a mail area, a sprinkler and meter room, a storage room and a 922 square foot two-bedroom unit. The second and third floors each propose 2 two-bedroom units of 922 square feet each for a total of five (5) two-bedroom building units of 922 square feet each. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: lot area, as a minimum lot size of 5,000 square feet is required and 3,200 square feet exists; minimum lot width, as a minimum lot width of 50 feet is required and 32 feet exists; both side-yard setbacks, as a minimum side-yard setback of 5 feet on each building side is required and 3 feet of side-yard setback is proposed on each building side; rear-yard setback, as a minimum of 20 feet is required and 17 feet is proposed; and maximum building coverage, as 60 percent building coverage is permitted and 63 percent building coverage is proposed. **Requires Site Plan Approval and Bulk Variances**
(FIRST APPEARANCE) CARRIED FROM MAY 1ST CANCELED MEETING

**2. Mohammed Ahad
115-117 Sheridan Avenue; Block 906, Lot 13**

The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots. Proposed lot 13 is to contain a proposed three-story two-unit dwelling on a proposed 2,500 square foot lot. Proposed lot 13.01 is to contain a proposed three-story two-unit dwelling on a proposed 2,500 square foot lot. This proposal is located within the R-3 High-Medium Density Residential District. Proposed lot 13 requests variances for minimum lot area (5,000 square feet required and 2,500 square feet proposed), lot width (50 feet required and 25 feet proposed), front-yard setback (20 feet required and 10 feet proposed), side yard setback (4 feet required and 3.08 feet proposed on each side), both side setbacks (14 feet required and 6.16 feet proposed), maximum lot coverage (40 percent permitted and 48 percent proposed), and parking (four off-street parking spaces required, and two parking spaces proposed inside the garage as tandem spaces). Proposed lot 13.01 requests variances for minimum lot area (5,000 square feet required and 2,500 square feet proposed), lot width (50 feet required and 25 feet proposed), front-yard setback (20 feet required and 10 feet proposed), side yard setback (4 feet required and 3.08 feet proposed on each side), combined side yard setbacks (14 feet required and 6.16 feet proposed), maximum lot coverage (40 percent permitted and 48 percent proposed), and parking (four off-street parking spaces required, and two parking spaces proposed inside the garage as tandem spaces). **Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances**
(FIRST APPEARANCE) CARRIED FROM MAY 1ST CANCELED MEETING

3. Approval of Resolutions

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**