



# 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, JUNE 5, 2024**

**TIME: 6:30 P.M**

**LOCATION: CABLE STUDIO – 77 ELLISON ST**

**THE FOLLOWING MATTERS WILL BE HEARD:**

**1. 274 Spring Street, LLC.**

**274 Spring Street; Block 5805, Lot 17**

The applicant proposes to construct a new three-story residential building for a total of three (3) units on a 1,671 square foot vacant lot. The basement level proposes a 1,100 square foot area for a storage area, a mechanical room, a utility room, and a refuse/recycle room. The first floor proposes a lobby, a package area, mailboxes, a three-bedroom unit and a stairwell. The second and third floors are identical in layout and each proposes a three-bedroom unit. This proposal is within the MU-H Mixed Use Hospital Zone of the Area#11 Neighborhood Redevelopment plan. Variances are requested for the following: lot area, as a minimum lot size of 22,000 square feet is required and 1,671 square feet is existing; rear-yard setback, as 15 feet is required and 10 feet is proposed; maximum building coverage, as 70 percent is permitted and 79 percent is proposed; maximum impervious coverage, as 70 percent is permitted and 80 percent is proposed; open space, as 900 square feet is required and 330 square feet is proposed, and parking, as six (6) off-street parking spaces are required and zero spaces are proposed. **Requires Site Plan Approval and Bulk Variances**

**(FIRST APPEARANCE)**

**2. Benjamin Investments, LLC**

**365-367 Union Avenue; Block 905, Lot 23**

The applicant proposes to subdivide the existing 5,550 square foot lot into two lots. The existing four -unit residential dwelling is to remain on a proposed 3,050 square foot lot. The basement contains a bedroom and a half-bathroom. The first floor includes three-bedrooms, a full bathroom, a kitchen, a living room and a dining room. The second floor includes three bedrooms, two full bathrooms, two kitchens a living room and a dining room. The attic level included three bedrooms, one full bathroom, a kitchen and a living room. The lot requires variances for lot area; 5,000 square feet required and 3,050 square feet proposed; lot width; 50 feet required and 25 feet proposed; front-yard setback; 20 feet required and 5.33 feet existing; front-yard setback along Wayne Avenue; 20 feet required and 0 feet existing; lot coverage; 40 percent permitted and 70 percent proposed; parking; 8 parking spaces required; and two parking spaces existing. The proposed two unit dwelling, of three bedrooms in each unit, requires variances for 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 14.99 feet proposed; side-yard setbacks; a minimum of 4 feet on one side and 14 in total required; and 3.08 feet proposed on one side and 6.16 feet proposed on the other side; lot coverage; 40 percent permitted and 52 percent proposed and parking; 4 parking spaces required and 2 parking spaces provided. This proposal is located within the B-2 Community Business District.

**Requires Minor Subdivision Approval, 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**