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CITY OF PATERSON

PLANNING BOARD

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Fannia Santana, Vice Chairperson
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Zoraya Ammar

MAYOR'S REPRESENTATIVE

Delbres Claudio

COUNCIL REPRESENTATIVE

Shahin Khalique

AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, JULY 17, 2024
TIME: 6:00 P.M.
PLACE: CABLE STUDIO – 77 ELLISON ST.

The following matters will be heard:

A. *Re-Organization Meeting of the Paterson Planning Board for 2024-2025*

1. Oath of Office & Swearing-in of Commissioners Delbres Claudio, Pedro Liranzo, Fannia Santana, Badrul Hasan & Frankie Roman
2. Selection & Appointment of Chairperson
3. Selection & Appointment of Vice-Chairperson
4. Appointment of Recording Board Secretary
5. Appointment of Official Newspaper – Herald & News

B. *Regular Meeting 6:30p.m.*

1. ***Reconsideration Request – Paterson Triplex, LLC 141-143 & 145 East 32nd Street; Block 8405, Lot 22.02 & 22.01***

Request for Reconsideration of Application Denied on April 15, 2024

2. ***GAB Realty, LLC
196 Edmund Avenue; Block 1311, Lot 32***

The parcel was last used as a commercial use. The applicant proposes to abandon the commercial use, renovate, and expand the existing one and a half story structure into a two and a half story structure that is on a 25 foot by 100-foot lot for use as a two unit dwelling with three bedrooms in each unit. This proposal is located within the R-2 Low-Medium Density Residential District. Variances are requested for lot area as 5,000 sq. ft. is required and 2,500 sq. ft. is existing, lot width, as 50 feet is required and 25 feet is existing, front-yard setback, as 20 feet is required and 3.44 feet is existing; both side-yard setbacks as a minimum of 4 feet on one side and a combined side-yard setback of 14 feet is required and 2.3 feet in total is existing; maximum lot coverage; as 40 percent is permitted and 57 percent is existing and four (4) parking spaces are required and zero parking spaces are proposed.

***Requires Site Plan Approval and Bulk Variances
(FIRST APPEARANCE)***

3. ***Anthony Ferreira
333-335 Market Street; Block 4321, Lot 23***

The applicant proposes a two-story addition, including four (4) residential units above the existing commercial space. The first floor contains the existing auto sound retail store, a half bathroom, a new vestibule, a staircase to access to the upper floors and new mailboxes. The second and third floors each propose two (2)

two-bedroom units. The parcel has a lot area of 3,378 square feet. This proposal is within the C-1 Neighborhood Commercial District of the Fifth Ward Redevelopment Plan. The subject property and the proposed two-story addition do not create any variances.

Requires Site Plan Approval

(FIRST APPEARANCE)

4. Adoption of Resolutions

- a. 240-242 Harrison Street; Block 3209, Lot 3***
- b. 115-117 Sheridan Avenue; Block 906, Lot 13***
- c. 149-161 Maple Street; Block 1410, Lots 10, 10.01, 10.02***
- d. 22-24 Seely Street; Block 6308, Lots 26 & 27***
- e. 274 Spring Street; Block 5805, Lot 17***
- f. 365-367 Union Avenue; Block 905, Lot 23***

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. Please call to schedule an appointment at 973-321-1343 or email mperez@patersonnj.gov.

MIRIAM R. PEREZ, BOARD SECRETARY