



CITY OF PATERSON PLANNING BOARD

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AGENDA

SPECIAL MEETING OF THE PLANNING BOARD

DATE: MONDAY, JULY 29, 2024
TIME: 6:30 P.M & 7P.M.
PLACE: CABLE STUDIO - 77 ELLISON ST

THE FOLLOWING MATTERS WILL BE HEARD:

1. 352 Hamilton Avenue, LLC
352 Hamilton Avenue; Block 3509, Lot 19

The applicant proposes to remove the existing two-and-a-half-story frame dwelling on lot 19 and construct a new three-story residential building with a total of nine (9) units. The first floor proposes a lobby, a mail and package area, a stairwell, a refuse and recycling room and a studio unit. Six (6) off-street parking spaces, a bike rack and a secondary stairwell are also indicated. The second and third floors each propose one (1) one-bedroom unit and three (3) two-bedroom units on each floor. The parcel has area of 5,520 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: one side-yard setback, as a minimum of five feet is required and 3.08 feet is provided; rear-yard setback, as a minimum of twenty feet is required and fifteen feet is proposed; maximum building coverage as 60 percent building coverage is permitted and 66 percent building coverage is proposed; open space/amenity areas as 1,350 square feet is required and 852 square feet is proposed and parking, as nine (9) off-street parking spaces are required and six (6) off-street parking spaces are proposed.

Requires Site Plan Approval and Bulk Variances (FIRST APPEARANCE)

2. Ryerson Real Estate, LLC.
192-210 Ryerson Avenue; Block 1205, Lot 29, 30 & 31

The applicant proposes to remove the existing structures and construct a new two-story mixed-use commercial and residential building including two commercial spaces and eight (8) residential units. The first floor proposes a lobby, mailboxes, a mechanical room, a refuse and compactor room, an elevator, and two staircases. Also included in this floor are two commercial spaces and a parking garage for sixteen (16) vehicles. The second floor plan proposes six (6) one-bedroom units and two (2) two-bedroom units. In addition, this floor proposes three (3) tenant amenity spaces, a management office and a trash room. The subject property has a combined area of 20,618 square feet and is located in the B-1 Neighborhood Business District. Variances are requested for parking, as forty-four (44) parking spaces are required and twenty-three (23) spaces are proposed, front setback for the proposed dumpster, as 20 feet is required and 1 foot is proposed on Ryerson Avenue, and maximum width of the driveway, as 30 feet is permitted, and 36 feet and 39.5 feet are proposed on Chamberlain Avenue and Ryerson Avenue respectively.

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