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## CITY OF PATERSON PLANNING BOARD

125 Ellison Street, 4<sup>th</sup> Floor  
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### MAYOR'S REPRESENTATIVE

Delbres Claudio

### COUNCIL REPRESENTATIVE

Shahin Khalique

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

DATE: WEDNESDAY, AUGUST 7, 2024

TIME: 6:30 P.M.

LOCATION: CABLE STUDIO – 77 ELLISON ST

### **THE FOLLOWING MATTERS WILL BE HEARD:**

#### **1. Nassir Almukhtar**

##### **375 Knickerbocker Avenue; Block 7708, Lot 21.01**

The applicant proposes to subdivide the existing 8,250 square foot parcel into two lots. Proposed lot 21.03 is to contain a proposed two-story two-unit dwelling on a proposed 4,125 square foot lot. Proposed lot 21.04 is to contain a proposed two-story two-unit dwelling on a proposed 4,125 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Both proposed lots 21.03 and 21.04 request variances for minimum lot area (5,000 square feet required and 4,125 square feet proposed), lot width (50 feet required and 27.5 feet proposed), side yard setback (4 feet required and 3 feet proposed on the eastern side yard), both side yard setbacks (14 feet required and 7 feet proposed), parking (four off-street parking spaces required, and four parking spaces proposed in a tandem arrangement), parking setback (3 feet required and 0 feet proposed), and minimum width of the curb cut (12 feet required and 10 feet proposed).

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

#### **2. 228 Summer Street, LLC**

##### **228 Summer Street; Block 3611, Lots 5.01 & 5.02**

The two vacant lots have combined square footage of 5,151 square feet. The applicant proposes to construct a four-story residential building with a total of fifteen (15) units. The first floor proposes eight (8) parking spaces, a primary and secondary stairwell, an elevator, a mail and package area, a lobby area, a sprinkler and utility room and an area for bike storage. The second, third and fourth floor plans are identical, and each floor proposes a 276 square foot amenity room, 1 studio unit and 4 one-bedroom units. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: front-yard setback, as a minimum of 3 feet of setback is required and zero feet is proposed; one side-yard setback as a minimum of five feet is required and zero feet is proposed; rear-yard setback, as a minimum of 20 feet is required and 8 feet is proposed; number of building stories, as a 3.5 story building is permitted and a 4 story building is proposed; lot building coverage, as building coverage of 60 percent is permitted and a building coverage of 80 percent is proposed; lot impervious coverage, as 80 percent lot building coverage is permitted and 90 percent lot building coverage is proposed; and parking, as minimum of 15 parking spaces is required, a credit is given for 2 EV spaces, resulting in 13 parking spaces required and 8 parking spaces proposed, including 2 parking spaces that require a variance for being below the standard 8 feet by 18 feet dimension. Additionally the lots shall be merged into one lot. **Requires Site Plan Approval and Bulk Variances (FIRST APPEARANCE)**

#### **3. Adoption 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, 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