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AGENDA SPECIAL MEETING OF THE PLANNING BOARD

DATE: MONDAY, AUGUST 12, 2024
TIME: 6:30 P.M & 7P.M.
PLACE: CABLE STUDIO - 77 ELLISON ST

THE FOLLOWING MATTERS WILL BE HEARD:

1. *Kings Home Provider, LLC.*

400-406 Preakness Avenue; Block 1203, Lot 25

The applicant proposes to subdivide the existing 9,533 square foot parcel into two lots. Proposed lot 25.01 is to contain the existing two-family dwelling on a proposed 5,133 square foot lot. Proposed lot 25.02 is to contain a proposed three-story two-unit dwelling on a proposed 4,400 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed lot 25.01 requests variances for lot width, (50 feet required and 45.7 feet proposed), minimum width of the driveway (12 feet required and 9 feet proposed), and parking (four parking spaces required and four parking spaces proposed in the driveway in tandem). Proposed lot 25.02 requests variances for lot area (5,000 sq. ft. required and 4,400 sq. ft. proposed), lot width (50 feet required and 39 feet proposed), and parking (four off-street parking spaces required, and four off-street parking spaces proposed inside the garage in tandem).

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

2. *United Assets Management, LLC*

167-169 Carroll Street; Block 4201, Lot 22

On a 5,000 square foot lot, the applicant proposes to demolish the existing structure on the site and construct a five-story residential building. A total of sixteen (16) units are proposed on the second thru fifth floors. Each of the upper floors will contain four (4) units, including a studio unit, a one-bedroom unit and two (2) two-bedroom units. Eight (8) off-street parking spaces are proposed on the first floor. Variances are requested for minimum combined side-yard setback, as a total of 10 feet of side-yard setback is required, and 5 feet is proposed; a minimum rear-yard setback of 20 feet is required and 5 feet of rear-yard setback is proposed; 80 percent lot building coverage is permitted and 84 percent lot building coverage is proposed; sixteen (16) off-street parking spaces are required, two (2) EV spaces are proposed, reducing the requirement to fourteen (14) off-street parking spaces and eight (8) off-street parking spaces are proposed. This proposal is within the C-2 Zone of the Fourth Ward Redevelopment Plan.

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
MAYRA TORRES-ARENAS, ACTING BOARD SECRETARY