



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, SEPTEMBER 18, 2024
TIME: 6:30 P.M.
LOCATION: TELEVISION STUDIO
77 ELLISON STREET

THE FOLLOWING MATTERS WILL BE HEARD:

- 1. Project ID# A2023-101**
JR Property Management, LLC
225 Walnut Street; Block 1405, Lot 27

The applicant proposes to construct a new three and a half-story residential building for a total of two (2) units on a 2,500 square foot vacant lot. The first floor proposes a two car-garage, a mechanical closet, a laundry closet, two storage rooms and a staircase. The second and third floors each propose a three-bedroom unit. The attic floor proposes a laundry closet as well as an area for storage and utility purposes only. This proposal is located within the R-3 High-Medium Density Residential District. Variances are requested for the following: lot area, as a minimum lot size of 5,000 square feet is required and 2,500 square feet is existing; lot width, as 50 feet is required and 25 feet is existing; side yard setback, as 4 feet is required and 3 feet is proposed; both side yard setbacks, as 14 feet is required and 6.17 feet is proposed; rear-yard setback, as 20 feet is required and 12 feet is proposed; number of the stories, as a three-story building is permitted and a three and a half-story building is proposed; maximum building coverage, as 40 percent is permitted and 51.6 percent is proposed, and parking, as four (4) off-street parking spaces are required and three (3) spaces are proposed: two (2) spaces in a tandem arrangement within the garage, and one (1) space in the front yard setback.

Requires Site Plan Approval and Bulk Variances

-FIRST APPEARANCE

- 2. Project ID# A2023-067**
Twin Management Paterson, LLC
490-494 10th Avenue; Block 8310, Lot 2

The applicant proposes to subdivide the existing 5,380 square foot parcel into two lots. Proposed lot 2 is to contain the existing two-family dwelling on a proposed 2,690 square foot lot. Proposed lot 2.01 is to contain a proposed three-story two-unit dwelling on a proposed 2,690 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed lot 2 requests variances for lot area (5,000 sq. ft. required and 2,690 sq. ft. proposed), lot width, (50 feet required and 30.09 feet proposed), front-yard setback (20 feet required and 7.3 feet existing), side yard setback (4 feet required and 1.6 feet existing), both side yard setbacks (14 feet required and 5.5 feet proposed as a result of subdivision), maximum lot coverage (40 percent permitted and 47 percent proposed), and parking (four parking spaces required and zero parking spaces proposed). Proposed lot 2.01 requests variances for lot area (5,000 sq. ft. required and 2,690 sq. ft. proposed), lot width (50 feet required and 30.85 feet proposed), front yard setback (20 feet required and 8.76 feet proposed), side-yard setback (4 feet required and 3.08 feet proposed on the eastern side yard), combined side-yard setback (14 feet required and 7.38 feet proposed), rear setback (20 feet required and 19 feet proposed), lot coverage (40 percent required and 47 percent proposed), and parking (four off-street parking spaces required, and two off-street parking spaces proposed inside the garage in tandem).

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances

-FIRST APPEARANCE

**3. Project ID# A2024-023
Raul Santiago Nunez
229-235 Clinton Street; Block 416, Lot 1**

The applicant proposes to subdivide the existing 5,530 square foot parcel into two lots. Proposed lot 1.01 is to contain a proposed three-story two-family dwelling on a 2,585 square foot lot. Proposed lot 1.02 is to contain the existing three-family dwelling on a proposed 2,945 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed lot 1.01 requests variances for lot area, as 5,000 square feet is required and 2,585 square feet is proposed, minimum front-yard setback, as 20 feet is required and the setback is proposed as 7 feet from North Ninth Street and 9 feet from Clinton Street, one side-yard setback as a minimum of 4 feet is required and 3 feet is proposed; rear-yard setback, as a minimum of 20 feet is required and 4 feet is proposed; lot coverage, as a maximum lot coverage of 40 percent is permitted and 53.81 percent is proposed; off-street parking, as four (4) off-street parking spaces are required, two in total are proposed, with one space located in the garage and one space is within the front-yard setback, which requires an additional variance; and minimum width of the driveway, as 12 feet is required and 10 feet is proposed. Proposed lot 1.02 requests variances for lot area as 5,000 sq. ft. is required and 2,945 sq. ft. is proposed, minimum front-yard setback, as 20 feet is required and 7.33 feet exists; combined side-yard setback, as a minimum of 14 feet is required and 9.34 feet is proposed, minimum rear-yard setback, as 20 feet is required and 4.75 feet exists, maximum lot coverage, as 40 percent is permitted and 49.10 percent is proposed; and parking, as a 6 off-street parking spaces in total are required and two (2) off-street parking spaces are proposed, with one being within the front-yard setback which requires an additional variance.

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

4. Adoption of Resolutions:

- A) 228 Summer Street; Block 3611, Lots 5.01 & 5.02**
- B) 167-169 Carroll Street; Block 4201, Lot 22**
- C) 400-406 Preakness Avenue; Block 1203, Lot 25**

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 MTORRES@PATERSONNJ.GOV.

JANICE NORTHROP, CHAIRWOMAN
MAYRA TORRES-ARENAS ACTING BOARD SECRETARY