



CITY OF PATERSON PLANNING BOARD

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AGENDA SPECIAL MEETING OF THE PLANNING BOARD

DATE: MONDAY, SEPTEMBER 30, 2024
TIME: 6:30 P.M & 7P.M.
PLACE: TELEVISION STUDIO
77 ELLISON ST

THE FOLLOWING MATTERS WILL BE HEARD:

- 1. Project ID# A2024-046 - 6:30P.M.**
59-61 Pearl Street, LLC
59-61 Pearl Street
Block 4315, Lots 23, 24 & 25

The applicant proposes to construct a new three-story residential building including one commercial space and sixteen (16) residential units on lots 23, 24 and 25. The first floor proposes one commercial space, six (6) studio units, a lobby, a package room, mailboxes, a bike storage area, a sprinkler and utility room, a refuse/recycle room, and two staircases. The second and third floors are identical in layout and each proposes three (3) one-bedroom units and two (2) two-bedroom units. The roof plan proposes a 2,419 square foot rooftop amenity area. The combined lots have an area of 5,000 square feet. This proposal is within the RA-2 Zone of the Fifth Ward Redevelopment Plan. Variances are requested for the following: front yard setback, as three (3) feet is required and zero (0) feet is proposed from both Pearl Street and Summer Street; side yard setback, as five (5) feet is required and zero feet is proposed for the eastern side yard, rear-yard setback, as twenty (20) feet is required and zero (0) feet is proposed; maximum lot coverage, as 60 percent is permitted and 88 percent is proposed; lot impervious coverage, as 80 percent is permitted and 97 percent is proposed, and parking, as eighteen (18) parking spaces are required and zero parking spaces are provided.

Requires Site Plan Approval and Bulk Variances.

(FIRST APPEARANCE)

- 2. Project ID# A2024-044 - 7:00P.M.**
215-221 Hamilton Holdings, LLC
215-221 Hamilton Avenue
Block 3608, Lots 16 & 17

On a combined 10,000 square foot lot, the applicant proposes to remove the existing dwelling on Lot 16 and construct a new five-story residential building with a total of thirty-two (32) units. The first floor proposes twenty-six (26) Vehicle Parking Spaces, a Lobby, a Refuse Room, a Mail Room, two Staircases and an Elevator. The second thru fifth floors each propose two (2) Studio Units and six (6) one-bedroom units per floor for a total of thirty-two (32) units. The Roof Top Terrace proposes 5,283 square feet of outdoor space.

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 three (3) feet of setback is required and zero feet is proposed, both side-yard setbacks as a minimum side-yard setback of five (5) feet is required and zero feet is proposed from each side lot line; rear-yard setback, as a minimum rear setback of twenty (20) feet is required and five (5) feet exists between the existing church building and the proposed residential building; building height, as a 45 foot tall building is permitted and a 49 foot tall building is proposed; number of building stories, as a 3.5 story building is permitted and a 5 story building is proposed; lot building coverage, as a maximum lot building coverage of 60 percent is permitted and 65.8 percent is proposed; lot impervious coverage, as a maximum lot impervious coverage of 80 percent is permitted and 93.8 percent is proposed; and parking, as thirty-two (32) spaces are required, twenty-six (26) spaces are proposed, an additional four space credit is given for electric vehicle charging stations, resulting in a variance request for two (2) parking spaces.

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