



# CITY OF PATERSON PLANNING BOARD

125 Ellison Street, 4<sup>th</sup> Floor  
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Counsel to the Board

Solmaz Farzboud, PP, AICP  
Principal Planner

Mayra Torres-Arenas  
Acting Board Secretary

## ALTERNATES

Frankie Roman  
Zoraya Ammar

## MAYOR'S REPRESENTATIVE

Delbres Claudio

## COUNCIL REPRESENTATIVE

Shahin Khaliq

## AGENDA SPECIAL MEETING OF THE PLANNING BOARD

**DATE: WEDNESDAY, NOVEMBER 6, 2024**  
**TIME: 6:30 P.M & 7P.M.**  
**PLACE: TELEVISION STUDIO**  
**77 ELLISON STREET**

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

- 1. Project ID# A2024-048 - 6:30P.M.**  
**Peel Street Realty, LLC**  
**132-142 Peel Street and 127-143 East 7<sup>th</sup> Street; Block# 1805, Lots# 1 and 2**

The combined lots contain approximately 180,508 square feet. The applicant proposes to demolish all existing structures on the parcels. On lots one (1) and two (2), the applicant proposes to construct a 83,788 square foot cold storage industrial building with seventeen (17) loading dock berths, sixty (60) passenger car parking spaces, nine (9) box/straight truck parking spaces, a two-story office area and a partial mezzanine. The applicant requests variances for the size of handicap parking spaces, as twelve (12) feet by twenty (20) feet spaces are required and eighteen (18) foot by eighteen (18) foot handicap parking spaces are proposed. A variance is requested for the installation of an eight (8) foot fence height in the front-yard, whereas a four (4) foot high fence is permitted and an eight (8) foot high fence in the rear-yard and side-yards as a six (6) foot high fence is permitted and a variance for building height, as a forty (40) foot in height building is permitted and a building height of 40.65 feet is proposed. The applicant requests waivers for not providing a solid screening of off-street parking spaces located within the front-yard setback, a waiver for proposing an access driveway in excess of thirty (30) feet in width, as two access driveways are proposed, each having a width of fifty (50) feet, a waiver for rubbish containers to be placed on the exterior of the building, whereas interior waste storage is required. This proposal is located south of a previously vacated portion of Peel Street, north of Wood Street, west of Waite Street and east of East 17th Street. This proposal is within the I-1 Light Industrial District.

**Requires Site Plan Approval and Bulk Variances.**

**(FIRST APPEARANCE)**

- 2. Project ID# A2024-032 - 7:00P.M.**  
**Pacific Garden Complex, LLC**  
**209-213 Pacific Street; Block# 5603, Lot# 9.02**

The applicant proposes to construct a new three-story multi-family dwelling for a total of twelve (12) units. The basement level proposes a utility room, a refuse/recycle room, a laundry room, water heater/mechanical rooms and a 595-square foot gym. The first floor proposes four (4) studio units, an open parking area for twelve (12) vehicles, a lobby, a package area, mailboxes and 376 square feet of open space in the rear yard. The second and third floors are identical in layout, and each proposes four (4) two-bedroom units per floor. The roof plan proposes an area for the mechanical units. The subject property has an area of 7,500 square feet. This proposal is within the Residential District (R) of the Area#11 Neighborhood Redevelopment Plan.

Variances are requested for the following: minimum lot area, as 16,800 square feet is required and 7,500 square feet is existing; lot width, as ninety-five (95) feet is required and seventy-five (75) feet is existing; front yard setback, as twenty (20) feet is required and 8.71 feet is proposed; rear-yard setback, as twenty-five (25) feet is required and 16.8 feet is proposed; maximum lot coverage, as forty (40) percent is permitted and fifty (50) percent is proposed; open space, as 2,600 square feet is required and 847 square feet is proposed; parking, as twenty-three (23) parking spaces are required and twelve (12) spaces are proposed, with four of those arranged in tandem; parking setback, as three (3) feet is required and zero (0) feet is proposed, and maximum width of the curb cut, as twelve (12) feet is permitted and twenty (20) feet is proposed.

**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, 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 NORTROP, CHAIRWOMAN**  
**MAYRA TORRES-ARENAS, ACTING BOARD SECRETARY**