



CITY OF PATERSON

PLANNING BOARD

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505
Tel: (973) 321-1343
Fax: (973) 321-1345

Andre Sayegh
Mayor

Michael Deutsch, PP, AICP
Division Director

Alfred V. Acquaviva, Esq.
Counsel to the Board

Solmaz Farzboud, PP, AICP
Principal Planner

Mayra Torres-Arenas
Acting Board Secretary

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AGENDA

REGULAR MEETING OF THE PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, DECEMBER 4, 2024
TIME: 6:30 P.M.
LOCATION: TELEVISION STUDIO
77 ELLISON STREET

THE FOLLOWING MATTERS WILL BE HEARD:

- 1. Project ID# A2021-0039**
Alexandria Inc. T/A Hacienda Restaurant
102 McLean Boulevard
Block# 2608, Lot# 1

The applicant proposes to construct a new canopy and outdoor seating area on the northern side of the existing Hacienda restaurant. The proposed key floor plan indicates an expanded outdoor dining area to accommodate forty-eight (48) additional seats, with one hundred ten (110) existing seats available indoors and at the bar, along with a kitchen, server stations and restrooms. This proposal is located within the Mixed Use District (MU). The subject property and the proposed outdoor seating addition do not create any variances.

Requires Site Plan Approval

-FIRST APPEARANCE

- 2. Project ID# A2023-035**
Carlos Alegria
231-233 Fourth Avenue
Block# 2415, Lot(s)# 13

Prior to obtaining building permits, the applicant performed work on the existing two-and-half-story, one-unit dwelling, including constructing two partial second floor additions to the dwelling. The additions include two new bedrooms, for a total of five bedrooms and a new three-fixture bathroom for a total of one half-bathroom and three full bathrooms. The basement indicates a second kitchen labeled as a "Summer Kitchen". Laundry facilities are indicated in both the basement and the second floor plans. The lot has area of 5,000 square feet. This proposal is located within the R-2, One and Two Family Residential District and is on the northern side of Fourth Avenue between East 24 and East 25 Streets. Variances are requested for minimum front-yard setback, as a minimum of twenty-five (25) feet is required and 9.42 feet is existing and maximum lot coverage as thirty (30) percent is permitted and thirty-seven (37) percent exists. The applicant must also legalize or remove the secondary driveway located on the eastern side of the dwelling, as no legal curb-cut is in evidence. If approved, a new deed shall be recorded specifically stating that the residence is a "one-family dwelling".

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 MTORRES@PATERSONNJ.GOV.

JANICE NORTHROP, CHAIRWOMAN
MAYRA TORRES-ARENAS ACTING BOARD SECRETARY