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## CITY OF PATERSON PLANNING BOARD

125 Ellison Street, 4<sup>th</sup> Floor  
Paterson, New Jersey 07505  
Tel: (973) 321-1343  
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### COMMISSIONERS

Janice Northrop, Chairperson  
Fannia Santana, Vice Chairperson  
Kobir Ahmed  
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Badrul Hasan  
Imran Hussain  
Crystal Kline

### ALTERNATES

Frankie Roman  
Zoraya Ammar

### MAYOR'S REPRESENTATIVE

Delbres Claudio

### COUNCIL REPRESENTATIVE

Shahin Khalique

## AGENDA REGULAR MEETING OF THE PLANNING BOARD THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

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

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

1. Project ID# A2023-077  
Martin Street Developers, LLC  
451 Market Street  
Block# 4101, Lot# 21

The applicant proposes to convert the existing first floor to include a new commercial space as well as one-bedroom unit. The existing first floor proposes a 533 square foot commercial space, a one-bedroom unit and a staircase to access to the upper floors. The existing second and third floors each contain 2 two-bedroom units. The parcel has a lot area of 2,500 square feet. This proposal is within the C-1 Neighborhood Commercial District of the Fifth Ward Redevelopment Plan. A variance is required for the first floor residential unit, as ground floor residential units are not permitted.

**Requires Site Plan Approval and a Variance.**

***-FIRST APPEARANCE***

2. Project ID# A2024-035  
Omar Saleh  
89-91 Bloomfield Avenue  
Block# 5405, Lot(s)# 16 & 17

The applicant proposes to construct a three-story, five (5) unit residential building on a 5,000 square foot lot, located on the northern side of Bloomfield Avenue between Atlantic Street to the east and Pacific Street to the west. Both parcels are devoid of structures. The basement proposes utilities, a janitor's room, a refuse and recyclable room and two storage rooms. The first floor proposes parking for six vehicles, including one handicap space, a staircase and a handicap accessible 2-bedroom unit. The second floor and third floors proposes two 2-bedroom units on each floor. Variances are requested for lot area; 8,250 sq. ft. required and 5,000 sq. ft. provided; lot width, 50 feet provided and 80 feet required; combined side-yard setback, 14 feet required and 12 feet provided; rear-yard setback of 25 feet is required and 10 feet is proposed; maximum building coverage is permitted at 40% and as 42% is proposed; each two-bedroom unit requires two parking spaces, for a total of ten off-street parking spaces, an electric vehicle credit reduction of two parking spaces reduces the required parking requirement to eight parking spaces and six off-street parking spaces are proposed; and open space, 1,250 sq. ft. required and 700 sq. ft. proposed. This proposal is located within the Residential District "R" of the Area 11 Neighborhood 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, 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 MTTORRES@PATERSONNJ.GOV.

**JANICE NORTHROP, CHAIRWOMAN  
MAYRA TORRES-ARENAS ACTING BOARD SECRETARY**