



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, JANUARY 8, 2025
TIME: 6:30 P.M.
LOCATION: TELEVISION STUDIO
77 ELLISON STREET

THE FOLLOWING MATTERS WILL BE HEARD:

- 1. Project ID# A2023-065**
Roselys Ramirez
25-29 North 3rd Street
Block# 304, Lot# 7 & 8

The applicant proposes a merger of the lots and a re-subdivision of the total combined lot area of 6,250 square feet into two lots. Proposed lot 7.01 is to contain the existing three-family three-story dwelling on a proposed 3,000 square foot lot. Proposed lot 8.01 is to contain a proposed three-story two-unit dwelling on a proposed 3,250 square foot lot. This proposal is located within the RA-2 Zone of the First Ward Redevelopment Plan. Proposed lot 7.01 requests variances for lot area (5,000 square feet required and 3,000 square feet proposed), lot width (50 feet required and 30 feet proposed), front-yard setback (maximum 10 feet permitted and 11.99 feet existing), side yard setback (5 feet required and 0.73 feet existing on the eastern side yard), maximum impervious coverage (60 percent permitted and 68.17 percent proposed), and parking (six off-street parking spaces required, and zero parking spaces proposed). Proposed lot 8.01 requests variances for front-yard setback (maximum seven (7) feet required and fifteen (15) feet proposed), number of the stories (2.5 stories permitted and three (3) stories proposed), building height (maximum 35 feet permitted and 37.17 feet proposed), maximum width of the driveway (twelve (12) feet permitted and eighteen (18) feet proposed), and parking (four off-street parking spaces required and three off-street parking spaces proposed inside the garage, two of which are in tandem).

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances.

-ADJOURNED FROM JAN-3-24 AND FEB-21-24

- 2. Project ID# A2023-079**
J & A 5th Ave, LLC
462-464 Market Street & 463-465 Rosa Parks Boulevard
Block# 6305, Lot(s)# 12 & 13

The applicant proposes to construct a four-story, ten (10) unit residential building on a 10,000 square foot lot, located on the southwest corner of Market Street and Rosa Parks Boulevard. The existing one-story brick building is to be removed. The basement floor plan of 970 square feet indicates a staircase, an elevator and a mechanical and sprinkler room. The first floor proposes one handicap parking space, sixteen other parking spaces, a trash compactor, two staircases, a lobby with an elevator and an access driveway located on Market Street. The second floor plan indicates three 2-bedroom units, a trash chute and room with recyclables storage, and a tenant storage room. The third floor plan indicates three 2-bedroom units, a trash chute room with recyclables storage, and a tenant storage room. The fourth floor plan indicates one 1-bedroom unit and three 2-bedroom units, and a trash chute room with recyclables storage. The roof open space plan contains 4,937 square feet of amenity space.

Variations are requested for lot area, (15,000 sq. ft. required and 10,000 sq. ft. provided), Market Street front-yard setback, (25 feet required and 10.33 feet provided), Rosa Parks Blvd. front-yard setback, (25 feet required and zero feet provided), side-yard setback, as a minimum of 15 feet is required and 12 feet is provided, rear-yard setback of 20 feet is required and 12.67 feet is proposed, maximum building coverage is permitted at 20% and as 58.86% is proposed, a variance is required; the 1 one-bedroom unit requires 1.8 parking space and each of the 9 two-bedroom units requires two parking spaces, for a total of twenty (20) off-street parking spaces. As two (2) EV charging stations are proposed, eighteen (18) parking spaces are required and as seventeen (17) off-street parking spaces are proposed, a variance is requested. This proposal is located within the R-3 High-Medium Density Residential District.

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 MATORRES@PATERSONNJ.GOV.

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