



CITY OF PATERSON PLANNING BOARD

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Principal Planner

Mayra Torres-Arenas
Acting Board Secretary

AGENDA SPECIAL MEETING OF THE PLANNING BOARD

DATE: MONDAY, FEBRUARY 24, 2025
TIME: 6:30 P.M & 7P.M.
PLACE: TELEVISION STUDIO
77 ELLISON STREET

THE FOLLOWING MATTERS WILL BE HEARD:

- 1. Project ID# A2024-065 - 6:30P.M.**
United Assets Management, LLC
62 Pearl Street
Block# 4316, Lot(s)# 2

On a vacant 1,491.23 square foot lot, the applicant proposes to construct a new three-story residential building with a total of three residential units. The first floor proposes a two-car garage, a studio unit, a refuse/recycle room and a staircase. The second and third floors each propose a three-bedroom unit. This proposal is within the RA-2 Zone of the Fifth Ward Redevelopment Plan. Variances are requested for the following: lot area, as 5,000 square feet is required and 1,491.23 square feet is existing; lot width, as 50 feet is required and 25 feet is existing; front yard setback, as 3 feet is required and 1 foot is proposed; side yard setback, as 5 feet is required and 0.5 feet and 3.1 feet are proposed; rear-yard setback, as 20 feet is required and 7.7 feet is proposed; maximum building coverage, as 60 percent is permitted and 73 percent is proposed, and open space, as 450 is required and 240 square feet is proposed.

Requires Site Plan Approval and Bulk Variances.

-FIRST APPEARANCE

- 2. Project ID# A2024-050 - 7:00P.M.**
McKnight Enterprise, LLC
494-496 East 18th Street
Block# 3207, Lot(s)# 2

On a 5,869 square foot lot, the applicant proposes to subdivide the existing lot into two lots. An existing two-and-a-half story residential structure is proposed to remain on proposed lot 2.02 with a proposed lot size of 2,985 square feet. On proposed lot 2.01, that has a proposed lot size of 2,883 square feet, the applicant proposes to construct a new three-story residential dwelling with a total of 2 three-bedroom units. The first floor proposes two storage units; one for each unit on the second and third floors and a common trash and recycling room. The second and third floors each propose 1 three-bedroom unit. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: side-yard setback as a minimum side-yard setback of three feet is required and 0.3 ft. exists on proposed lot 2.02 located on the southeast intersection of East 18th Street and Fulton Place; maximum impervious coverage, as impervious coverage of 80 percent is permitted and lot 2.02 proposed impervious coverage of 88 percent;

and parking, as lot 2.02 requires three off-street parking spaces and two parking spaces are proposed and as lot 2.01 requires four off-street parking spaces and two off-street parking spaces are proposed.

Requires Minor Subdivision Approval, 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**