



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, APRIL 2, 2025
TIME: 6:30 P.M.
LOCATION: COUNCIL CHAMBERS, 3RD FLOOR
PATERSON CITY HALL
155 MARKET STREET

THE FOLLOWING MATTERS WILL BE HEARD:

- 1. Project ID# A2023-074**
Carroll St. NJ, LLC.
43-45 Carroll Street
Block# 3211, Lot# 1

The applicant proposes to subdivide the existing 10,000 square foot parcel into two lots. Proposed lot 1.01 is to contain a proposed four-story twelve-unit dwelling on a proposed 5,000 square foot lot. Proposed lot 1.02 is to contain the existing four story, twelve-unit dwelling on a proposed 5,000 square foot lot. This proposal is located within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Proposed lot 1.01 requests variances for front yard setback (minimum 3 feet required and 0 feet proposed on both Carroll Street and Harrison Street), side-yard setback (5 feet required and zero feet proposed on both eastern and southern side yards), maximum lot coverage (60 percent permitted and 91.5 percent proposed), maximum lot impervious coverage (80 percent permitted and 91.5 percent proposed), number of the stories (3.5 stories permitted and 4 stories proposed), parking (18 parking spaces required and nine spaces proposed), and width of the driveway (maximum 12 feet permitted and 24 feet proposed). Proposed lot 1.02 requests variances for front yard setback (minimum 3 feet required and zero feet existing), side yard setback (5 feet required and 1.30 feet proposed on the northern side yard and 3.39 feet existing on the southern side yard), maximum lot coverage (60 percent permitted and 63.6 percent proposed), lot impervious coverage (80 percent permitted and 100 percent proposed), open space and amenity area (1,800 square feet required and 1,300 square feet proposed), number of the stories (3.5 stories permitted and 4 stories existing), and parking (18 parking spaces required and zero parking spaces proposed).

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

- FIRST APPEARANCE

- 2. Project ID# A2022-057**
Mantor Holdings, LLC
455, 457 & 459 Union Avenue
Block# 909, Lot(s)# 24, 25 & 26

The applicant proposes to remove the existing auto repair business on the lots and construct a new three-story building with a basement. The basement indicates a mechanical equipment room, a refuse and recycling room, a bike storage room, a superintendent's room, a building services room, a

utility room, a laundry room, a sprinkler room and a bike storage room. The first floor includes two commercial units, one studio unit, an amenity room and fourteen parking spaces. The second and third floors each propose 4 two-bedroom units for a total of 9 residential units. The parcel has a lot area of 7,500 square feet and is located on the northwest corner of the intersection of Union Avenue and Jasper Street. This proposal is within the B-2 Community Business District. Variances are requested for not providing a three foot grassed separation area on the northern and partial western lot lines, placing the refuse area adjacent to the building and the western property line, whereas five feet and ten feet respectively are required and for open space and amenity area, as 2,150 square feet is required and 422 square feet is proposed. A parking variance is requested, as twenty-six (26) off-street parking spaces are required, and as three EV charging stations and fourteen parking spaces are proposed on the site, a variance for nine parking spaces is requested.

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, BOARD SECRETARY**