



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 16, 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# A2021-0136
849 Main Street, LLC
849-853 Main Street
Block# 5704, Lot# 10 & 11**

The applicant proposes a merger of the lots and a re-subdivision of the total combined lot area of 7,500 square feet into two lots. Proposed lot 10.01 is to contain the existing four-story six-unit dwelling on a proposed 2,550 square foot lot. Proposed lot 11.01 is to contain a proposed three-story mixed-use building including two (2) commercial and ten (10) residential units on a proposed 4,950 square foot lot. This proposal is located within the B-2 Community Business District. Proposed lot 10.01 requests variances for lot area, as 5,000 square feet is required and 2,550 square feet is proposed; lot width, as 50 feet is required and 25.50 feet is proposed; number of the stories, as a three-story building is permitted and a four-story building is existing; building height, as 40 feet is permitted and 43.33 is existing; floor area ratio, as a floor area ratio of 2 is permitted and 2.3 is existing; parking and driveway setback, as 3 feet is required and 1.25 feet is proposed from the rear property line; width of the drive aisle, as 24 feet is required and 20.47 feet is proposed, and parking, as twelve (12) off-street parking spaces are required, and three (3) parking spaces are proposed. Proposed lot 11.01 requests variances for lot area, as 5,000 square feet is required and 4,950 square feet is proposed; lot width, as 50 feet is required and 49.50 feet is proposed; parking setback, as 3 feet is required and 1.25 feet is proposed from the rear property line; width of the drive aisle, as 24 feet is required and 20.41 feet is proposed, and parking, as twenty-three (23) off-street parking spaces are required and four (4) off-street parking spaces are proposed.

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

- FIRST APPEARANCE

- 2. Project ID# A2023-092
Adalberto Cuello & Merlin Peralta
195-197 East 30th Street
Block# 8403, Lot(s)# 170**

The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots. Proposed lot 17.02 is to contain an existing two-and-a-half story, two-unit dwelling that is to remain on a proposed 2,500 square foot lot. Variances are requested for minimum lot area, as 5,000 square feet is

required and 2,500 square feet is proposed; lot width, as 50 feet is required and 25 feet is proposed; front-yard setback, as 20 feet is required and 6.52 feet exists; side-yard setback, as 4 feet is required and 0.82 feet exists on one side; combined side-yard setback, as 14 feet is required and 03.08 feet is proposed; maximum lot coverage as 40 percent is permitted and 41.12 percent is proposed; and on-site parking, as four (4) parking spaces are required and zero parking spaces are proposed. Proposed lot 17.01 is to contain a proposed three-story, two-unit dwelling on a proposed 2,500 square foot lot. Proposed lot 17.01 requests variances for minimum lot area, as 5,000 square feet is required and 2,500 square feet is proposed; lot width, as 50 feet is required and 25 feet is proposed; front-yard setback, as 20 feet is required and 15 feet is proposed; side-yard setback, as 4 feet is required and 3.17 feet is proposed on one side; combined side-yard setbacks, as 14 feet is required and 6.17 feet is proposed; maximum lot coverage, as 40 percent is permitted and 48 percent is proposed; and on-site parking, as four (4) parking spaces are required and two (2) on-site parking spaces are proposed inside the garage as tandem spaces. This proposal is located within the R-2 Low-Medium Density Residential District. **Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances.**

- FIRST APPEARANCE

3. Adoption of Resolutions:

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**