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Shahin Khaliq

DATE: WEDNESDAY, SEPTEMBER 18, 2019
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

1. New Street Realty, LLC
147-153 New Street; Block 5103, Lots 17 and 18
The applicant proposes to construct five (5) detached three-story townhouse style dwelling units on the combined parcels for a total of ten (10) dwelling units. Each dwelling will contain three-bedrooms and four off-street parking spaces. The combined parcels have total area of 25,000 square feet and a driveway leading from New Street provides access. Variances are requested for lot area, (25,000 sq. ft. required and 20,000 sq. ft. provided), front-yard setback, (20 feet required and 5 feet proposed), side-yard setbacks, a combined side-yard setback of 12 feet is required and 6 feet is proposed; a 25 foot rear-yard setback is required and ten feet is proposed and maximum lot coverage of 40 percent is permitted and 71.9 percent is proposed. This proposal is located within the R-3 High Medium Density Residential District.
Requires Site Plan Approval, Bulk Variances, and Passaic County Planning Board Review
(CARRIED FROM JUNE 19, 2019 MEETING)
2. Madison Equities of Paterson, LLC
980 Madison Avenue; Block 6412, Lot 26
The applicant proposes to add four dwelling units to the interior of the existing seven unit apartment building by utilizing vacant space. The lower level floor plan indicates 2 two-bedroom units and 2 three-bedroom units. The middle level floor plan indicates 3 two-bedroom units existing, 1 one-bedroom unit proposed and 1 two-bedroom unit proposed. The upper level floor plan indicates 2 proposed one-bedroom units. The applicant proposes to increase the dwelling units from the existing seven to the proposed eleven. The parcel has area of 7,500 square feet. This proposal is located within the R-3 High-Medium Density Residential District. New variances are requested for lot area, as 7,500 sq. ft. exists and 15,400 sq. ft. is required, lot width as 75 feet of lot width exists and 95 feet of lot width is required, combined side-yard-setback as a total of 14 feet is required and 9.64 feet is existing, lot coverage, as 68.9 percent exists and forty percent is permitted, open space of 700 square feet exists and 2,700 square feet is required and parking as 22 parking spaces are required and 2 spaces are existing.
Requires Site Plan Approval, Bulk Variances, and Passaic County Planning Board Review
(CARRIED FROM AUGUST 7, 2019 MEETING)
3. 53-57 Genessee Avenue, LLC
53-57 Genessee Avenue; Block 6904, Lot 9
The applicant requests that the above matter, which was heard by the Planning Board on June 19, 2019 and resulted in a 5-4 vote resulting in a denial of the application, be reconsidered for a new hearing date. The applicant, through their

attorney will state on the record their reasons for requesting a re-hearing of the matter, after which, the Planning Board Commissioners will vote as to whether to re-hear the matter at a future meeting date. At the August 7, 2019 Planning Board meeting, the Commissioners voted 5 -0 to re-hear the matter. The applicant's proposal is to subdivide the existing 7,500 square foot parcel into three lots containing 2,497.5 square feet, 2,497.5 square feet, and 2,505 square feet. Each proposed lot will have width of 33.33 feet and depth of 75 feet. The applicant proposes to remove the existing two-and a half story dwelling on the lot and construct a new two-family dwelling on each of the proposed three lots. Variances are requested on each proposed parcel for lot area, (5,000 sq. ft. required and 2,497.5 sq. ft. and 2,505 sq. ft. proposed), lot width, (50 feet required and 33.33 feet proposed), front-yard setback, (20 feet required and 8.5 feet proposed), side-yard setbacks, a combined side-yard setback of 14 feet is required and 12.3 feet is proposed; a 20 foot rear-yard setback is required and 10 feet is proposed, maximum lot coverage of 40 percent is permitted and 56.6 is proposed; and parking, (four spaces are required for each proposed lot and two spaces are proposed on each lot). This proposal is located within the R-2 Low-Medium Density Residential District. Requires Minor Subdivision Approval, Site Plan Approval, and Bulk Variances

4. JCM Investors 1012, LLC

198-206 Lafayette Street; Block 3202, Lot 9

The applicant proposes to demolish the existing two-story vacant building on the site and construct a five-story residential building on the 26,059 square foot parcel. 72 residential units are proposed. The first floor will provide parking for seventy-two (72) vehicles. The second floor proposes 10 one-bedroom units, 7 two-bedroom units, and 1 three-bedroom unit. The third, fourth and fifth floors will contain 9 one-bedroom units and 9 two-bedroom units on each floor. There will be a total of 37 one-bedroom units, 34 two-bedroom units, and 1 three-bedroom unit. Variances are requested for front-yard setback as a minimum setback of 3 feet is required and zero feet is proposed; both side-yard setbacks as a minimum of 5 feet is required and zero feet is proposed; rear-yard setback as a minimum of 20 feet is required and zero feet is proposed; maximum building height as 45 feet is permitted and 49 feet is proposed, a three and half story building is permitted and a five-story building is proposed, lot building coverage, as a maximum of 60 percent is permitted and 100 percent is proposed; lot impervious coverage, as 80 percent is permitted and 100 percent is proposed; open space/amenity areas as 10,800 square feet is required and 6,569 square feet is proposed, and parking, 90 parking spaces are required and 72 parking spaces are proposed. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan.

Requires Site Plan Approval, Bulk Variances, and Passaic County Planning Board Review

5. Adoption of minutes.

6. 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, 8:30 a.m. to 4:30 p.m., Monday through Friday.

JANICE NORTHROP, CHAIRWOMAN
MARGARITA VEGA, SECRETARY