



Andre Sayegh
Mayor

Michael Deutsch, PP, AICP
Division Director

Alfred V. Acquaviva, Esq.
Counsel to the Board

Margarita Vega
Board Secretary

CITY OF PATERSON

PLANNING BOARD

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505

Tel: (973) 321-1343
Fax: (973) 321-1345

mdeutsch@patersonnj.gov
mvega@patersonnj.gov

COMMISSIONERS

Janice Northrop, Chairperson

Mark Fischer, Vice-Chairperson

Kobir Ahmed

Williamae Brooks

Harry M. Cevallos

Hector L. Nieves, Jr.

Fannia Santana

ALTERNATES

Ibrahim F. Issa

Jeyss Abreu

MAYOR'S REPRESENTATIVE

Wayne Witherspoon

COUNCIL REPRESENTATIVE

Shahin Khaliq

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

AGENDA:

1. 200-202 Summer Street, LLC
200-202 Summer Street; Block 3607, Lot 3
The applicant proposes to demolish the existing two and a half story frame dwelling and construct a three-story residential building with a total of nine (9) units, reduced from the previously proposed twelve (12) units. The basement indicates storage areas, utility rooms, a refuse storage room, and a laundry room. The first floor proposes a 1 two-bedroom unit. The second and third floors propose one studio unit, 2 one-bedroom units, and 1 two-bedroom unit on each floor. Previously, 1 one-bedroom unit and 3 two-bedroom units were proposed on each floor. The parcel has area of 5,000 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: one side- yard setback; a minimum of five feet is required and four feet is provided; rear-yard setback; a minimum of twenty feet is required and ten feet is provided; open space; a minimum of 1,350 square feet is required and 980 square feet is provided; and parking; a minimum of 13 parking spaces is required and six parking spaces are provided.
Requires Site Plan Approval and Bulk Variances
(CARRIED FROM DECEMBER 4, 2019 MEETING)
2. Fawzi Abdelgani
122-126 Lakeview Avenue; Block 7604, Lot 15
Proposed Minor Subdivision and Construction of a One-Family Dwelling
The applicant proposes to subdivide an 11,164 square foot parcel into two lots. An existing two-and a half story one-family dwelling will remain on proposed Lot 15.01. A new one-family dwelling is proposed on Lot 15.02. New variances for Lot 15.01 are for rear-yard setback, as a minimum of 20 feet is required and 8 feet 8 inches is proposed and for the parking of vehicles within the front-yard setbacks of Lakeview Avenue and Illinois Avenue. Existing variance conditions will remain for side-yard setback as one foot and seven inches exist from the dwelling to the southern side lot line, whereas four feet is required. New variances for Lot 15.02 are for lot area as a minimum of 5,000 sq. ft. is required and 4,050 sq. ft. is proposed, the parking of vehicles within the front-yard setback of Illinois Avenue, and the placement of the driveway being located less than three (3) feet from the adjacent property line. This proposal is located in the R-1 One-Family Residential District.
Requires Site Plan Approval and Bulk Variances

3. Elsy Garcia
100 Marshall Street; Block 5904, Lot 6
Proposed Addition to a One-Family Dwelling which would result in a Two-Family Dwelling.
The applicant proposes to construct a two-story rear addition to the existing two-story one-family dwelling. The first floor proposes an additional entrance way, two-bedrooms, a full bathroom, a kitchen and a living room and dining room. The second floor proposes two-bedrooms, a full bathroom, a kitchen and a living room and dining room. New variances are requested for lot area, as 5,000 sq. ft. is required and 2,875 square feet exists, lot width, as 50 feet is required and 25 feet exists, front-yard setback, as a minimum of 10 feet is required and less than 1 foot exists, one side-yard setback as 4 feet 6 inches is proposed which is less than the combined 14 feet of side-yard required, lot coverage as a 40 percent is permitted and 54.8 percent is proposed, open space as 500 square feet of open space is required and zero square feet is proposed and not providing a minimum of 3 feet of grassed area from the adjacent property line. This proposal is located in the R-4 High Density Residential District.
Requires Site Plan Approval and Bulk Variances
4. Marino Montesino
133-135 16th Avenue; Block 4211, Lot 40
Proposed Two-Family Dwelling
The applicant proposes to construct a three-story, two-family dwelling on a 2,872 square foot lot that is presently used for vehicle storage. The first floor proposes a two-car garage and a mechanical room. The second floor proposes a two-bedroom unit with a kitchen, bathroom, and a living room and dining room. The third floor proposes a one-bedroom unit with a kitchen, bathroom, and a living room and dining room. New variances are requested for an additional driveway that is located less than three (3) feet from the adjacent property line. This proposal is located in the RA-2 Residential District of the Fifth Ward Redevelopment Plan.
Requires Site Plan Approval and Bulk Variances
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