



Andre Savagh
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

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Mark Fischer, Vice-Chairperson

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Shahin Khaliq

DATE: WEDNESDAY, MARCH 4, 2020
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

1. Giuseppe Ciarla
26-34 Dover Street; Block 6403, Lot 19
The applicant proposes to construct a full third floor addition to the existing two and a half story two-family dwelling in order to create a three-family dwelling. The lot contains area of 13,643 square feet and is located on the northwest corner of Cedar Street and Dover Street. A three-bedroom dwelling unit is proposed on each of the three floors. Exterior parking is provided for six (6) vehicles. Variances are requested for front-yard setback; (10 feet required and 0 feet existing) and maximum lot coverage, as 40 percent lot coverage is permitted and 70 percent lot coverage is proposed. This proposal is located within the R-3 High-Medium Density Residential District.
Requires Site Plan Approval and Bulk Variances
2. Abdelmoeen Dandis
199-203 West Broadway, Block 608, Lot 12; 205 West Broadway, Block 608, Lot 11; and 207 West Broadway, Block 608, Lot 10
The applicant proposes to construct a four story mixed-use building. The first floor is to contain two commercial tenant spaces. The second, third and fourth floors are to contain 1 one-bedroom unit and 3 two-bedroom units on each floor for a total of twelve (12) residential units. Variances are requested for front-yard setback, as a minimum of three (3) feet is required and zero feet is proposed. A minimum side-yard setback of 5 feet is required and zero feet is proposed, usable open space as 1,800 square feet is required and 1,200 square feet is proposed and parking, Seventeen (17) spaces are required and 5 spaces are provided. An additional variance is requested to include commercial space in a building not located at a corner intersection, as required. The parcel has lot area of 9,995 square feet and is located in the RA-2 Residential District of the First Ward Redevelopment Plan.
Requires Site Plan Approval and Bulk Variances
3. JCM Investors 1012, LLC
31 12th Avenue; Block 3603, Lot 40
The applicant proposes to construct a three-family dwelling on a vacant lot. The parcel is located on the northeast corner of 12th Avenue and Auburn Street. Variances are requested for the following: Lot area, as a minimum lot size of 5,000 square feet is required and 2,525 square feet exists. Both side-yard setbacks, as a minimum of five feet is required and three feet is proposed on one side-yard setback and zero feet is proposed on the other side-yard setback; rear-yard setback, as a minimum of 20 feet is required and 17 feet is proposed; maximum building coverage, as 60 percent building coverage is permitted and 63 percent building coverage is proposed, and open space/amenity area as 450 square feet is required and 415 square feet is proposed.
This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan.
Requires Site Plan Approval and Bulk Variances.

Planning Board Agenda

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4. Adoption of minutes.
5. 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