



CITY OF PATERSON PLANNING BOARD

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MAYOR'S REPRESENTATIVE

Ivette Figueroa

COUNCIL REPRESENTATIVE

Shahin Khalique

AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, APRIL 20, 2022
TIME: 6:30 P.M. – VIA WEBINAR SESSION

NOTICE PURSUANT TO THE OPEN PUBLIC MEETINGS ACT, ADDRESSING EFFECT OF CORONAVIRUS MEASURES ON THE NEXT PUBLIC MEETING:

CONSISTENT WITH THE CORONAVIRUS-RELATED RESTRICTIONS OF EXECUTIVE ORDER NO. 107, GIVEN ON SATURDAY, MARCH 21, 2020 BY GOVERNOR PHILIP D. MURPHY, THE PLANNING BOARD OF THE CITY OF PATERSON WILL NOT CONDUCT IN-PERSON PARTICIPATION OF THE PUBLIC AT ALL FUTURE MEETINGS UNTIL FURTHER NOTICE. HOWEVER, PUBLIC PARTICIPATION WILL BE AVAILABLE "BY MEANS OF COMMUNICATION EQUIPMENT" PURSUANT TO N.J.S.A. 10:4-8, COMMENCING ON APRIL 15, 2020.

THOUGH THERE MAY POTENTIALLY BE A PRACTICAL NEED FOR A LIMITED NUMBER OF ADMINISTRATIVE, TECHNICAL, OR OTHER CITY PERSONNEL TO BE PRESENT IN OR NEAR THE COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL, 155 MARKET STREET, PATERSON, NEW JERSEY, IN-PERSON PARTICIPATION OF THE PUBLIC IS PROHIBITED. NEVERTHELESS FOR REASONS OF COMPLIANCE WITH THE SAID EXECUTIVE ORDER NO. 107, PUBLIC PARTICIPATION WILL BE AVAILABLE BY **CALLING 1-973-321-1579, MEETING ID #711-680-001 (PLANNING BOARD REGULAR MEETING OF WEDNESDAY, APRIL 20, 2022 AT 6:30 P.M.)** ON THE DATE AND TIME THAT THE MEETING IS SCHEDULED TO COMMENCE. THE PUBLIC MAY ALSO PARTICIPATE IN THE MEETING BY ACCESSING THE WEBSITE OF THE CITY OF PATERSON: WWW.PATERSONNJ.GOV AND FOLLOWING THE EMAIL LINK FOR THE MEETING WWW.PATERSONNJ.GOV

The following matters will be heard:

1. Ryerson Real Estate, LLC -192-196 Ryerson Avenue and 198-206 Ryerson Avenue; Block 1205, Lots 29 and 30

On the combined lots of 16,600 square feet, the applicant proposes a new two-story addition to the south of the existing one story "Seven Eleven" convenience store. The first floor of the new addition proposes a Liquor Store with a storage area. The second floor proposes 2 two-bedroom units and a one-bedroom unit for a total of three residential units. The proposed use of the Liquor Store is a conditional use within the B-1 Neighborhood Business District. Variances are requested for the rear yard setback and off-street parking. A minimum of 20 feet of rear yard setback is required and zero feet is proposed. A total of 43 off street parking spaces are required and 16 parking spaces including two handicap parking spaces are proposed on the surface parking lots on the northern and southern side of the subject property. Requires Conditional Use Approval, Site Plan Approval, and Bulk Variances.

(ADJOURNED FROM MARCH 2ND, 2022)

2. 3 P 27 Thomas, LLC.

27 Thomas Street; Block 6709, Lot 12

The applicant proposes to construct a new three-story residential building with a total of two (2) residential units. The first and second floors will be occupied by a three-bedroom, one family unit. The first floor proposes a two-car garage, an unfinished storage area with a half bathroom inside and an internal staircase to access the second floor. The third floor proposes the second unit, which has three bedrooms. The parcel has a lot area of 2,500 square feet. This proposal is within the R-3 High Medium Density Residential District. Variances are requested for the following: lot area, as 5,000 square feet of lot area is required and 2,500 square feet is existing; lot width, as 50 feet of lot width is required and 25 feet is existing; front yard setback, as 20 feet is required and 10 feet is proposed; side yard setback, as 4 feet is required and 3.1 feet is proposed from the eastern and western property lines; combined side yard setback, as 14 feet is required and 6.2 feet is proposed; maximum building coverage, as 40 percent is required and 50 percent is proposed, and parking as 4 parking spaces are required and 2 parking spaces are proposed.

Requires Site Plan Approval and Bulk Variances. (FIRST APPEARANCE)

3. Pablo Villalona

342-344 9th Avenue; Block 3305, Lot 2

The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots. Proposed lot 2.01 is to contain the existing two family dwelling on a proposed 2,500 square foot lot. Proposed lot 2.02 is to contain a proposed three-story two-unit dwelling on a proposed 2,500 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed lot 2.01 requests variances for lot area (5,000 sq. ft. required and 2,500 sq. ft. proposed), lot width (50 feet required and 25 feet proposed), front-yard setback, a minimum of 20 feet required and 9.87 feet existing, side-yard setback (4 feet required and 0.22 feet existing, and 2.20 feet proposed as a result of the subdivision), combined side-yard setback (14 feet required and 2.42 feet proposed), and parking (four off-street parking spaces required, and zero off-street parking spaces proposed). Proposed lot 2.02 requests variances for lot area (5,000 sq. ft. required and 2,500 sq. ft. proposed), lot width, (50 feet required and 25 feet proposed), front-yard setback, a minimum of 20 feet is required and 15 feet is proposed, side-yard setback (4 feet required and 3.08 feet proposed on both sides), combined side-yard setback (14 feet required and 6.16 feet proposed), lot coverage (40 percent permitted and 48 percent proposed) and parking (four off-street parking spaces required and two off-street parking spaces provided as tandem).

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances (FIRST APPEARANCE)

4. 66 Montclair, LLC.

473-479 Preakness Avenue; Block 1211, Lot 2

The applicant proposes to subdivide the existing 12,026 square foot parcel into two lots. Proposed lot 2.01 is to contain the existing two family dwelling and one-story detached garage on a proposed 4,780 square foot lot. Proposed lot 2.02 is to contain a proposed three-story two-unit dwelling on a proposed 7,246 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed lot 2.01 requests variances for lot area as 5,000 sq. ft. is required and 4,780 sq. ft. is proposed, and front-yard setback as 20 feet is required and 7.6 feet is existing. Proposed lot 2.02 requests variances for lot width as 50 feet is required and 21.68 feet is proposed and rear-yard setback as 20 feet is required and 18.85 feet is proposed.

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances (FIRST APPEARANCE)

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, CALL TO SCHEDULE AN APPOINTMENT 973-321-1343.

**JANICE NORTHROP, CHAIRWOMAN
MIRIAM R. PEREZ, BOARD SECRETARY**