



## 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

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### ITEMS TO BE CARRIED TO THE REGULAR MEETING OF AUGUST 10<sup>TH</sup>

**DATE: WEDNESDAY, AUGUST 3<sup>RD</sup>, 2022**  
**TIME: 6:30 P.M. – VIA WEBINAR SESSION**

The following matters will be heard:

**1. 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***  
***(ADJOURNED FROM JUNE 15<sup>TH</sup>, 2022)***

**2. 476-478 McBride Ave, LLC.**

**476-478 McBride Avenue; Block 5001, Lot 2**

The applicant proposes to reconstruct an existing fire damaged mixed use building to include a commercial use and a total of 6 residential dwelling units. The first floor contains a retail commercial use, a studio unit, 2 one-bedroom units and a covered porch. The second floor contains a two-bedroom unit and 2 one-bedroom units. The existing basement floor is used for utilities only and will remain unchanged. The applicant proposes a surface parking area containing four parking spaces, an enclosed refuse/recycle area and an open grass area at the rear yard. The subject property has an area of 4,187 square feet. This proposal is within the B-1 Neighborhood Business District. Variances are requested for the following: both side setbacks, as 10 feet is required and 2.69 feet is existing, maximum building coverage, as 50 percent is required and 54.93 percent is proposed; Floor Area Ratio, as FAR of 1 is permitted and 1.07 is existing; and parking, as fourteen (14) off-street parking spaces are required and four (4) parking spaces are proposed.

***Requires Site Plan Approval and Bulk Variances.***  
***(ADJOURNED FROM JUNE 15<sup>TH</sup>, 2022)***

- 3. *Adoption of minutes.***
- 4. *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, 4<sup>th</sup> Floor, Paterson, New Jersey, 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call to schedule an appointment at 973-321-1343 or email [mperez@patersonnj.gov](mailto:mperez@patersonnj.gov).

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