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## CITY OF PATERSON PLANNING BOARD

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Shahin Khalique

## AGENDA SPECIAL MEETING PLANNING BOARD

**THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED**

**DATE: MONDAY, FEBRUARY 6, 2023**  
**TIME: 6:30 P.M**  
**PLACE: CITY HALL**  
**COUNCIL CHAMBERS 3<sup>RD</sup> FLOOR**

The following matters will be heard:

**1. 600-602 Main Street, LLC 6:30p.m.**

**600-606 Main Street; Block 5503, Lots 1 & 2**

On the combined lots of 15,090 square feet, the applicant proposes to remove the existing structures on the parcels and construct a seven-story mixed use building with a partial basement. A first floor commercial space of 1,970 square feet and parking for 24 parking spaces is proposed on the first floor ground level. The proposed second floor plan indicates amenity space and 22 parking spaces. On the third through seventh floors, 3 one-bedroom units, 7 two-bedroom units and 1 three-bedroom unit are proposed on each of the five upper floors. A total of 55 residential units are proposed. Variances are requested for the following: a minimum 15 foot rear-yard setback is required and a rear-yard setback of 0 feet is proposed; a maximum building coverage of 85 percent is permitted and building coverage of 94.8 percent is proposed; parking, as 82 spaces are required and a ten percent reduction is given for providing 9 electric charging stations, which results in 73 parking spaces being required, and as 46 parking spaces are provided, a variance for 27 parking spaces is requested. An additional variance is requested for allowing the seventh floor of the building to not be stepped back ten feet from the front of the building and ten feet from the side roof line. The parcel is located in the Mixed Use Business District of the Area 11 Redevelopment Plan on the southwest corner of Main Street and Van Winkle Street.

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

**2. Watson Realty 7:00p.m.**

**59-61 Cedar Street; Block 6110, Lot 15**

The applicant proposes to remove the existing structures on the site and construct a five-story multi-family dwelling unit. The first floor proposes parking for eight (8) vehicles, including two (2) electric vehicle charging stations. Also included on the first floor are a mail room, a lobby and lounge area, an elevator, mailboxes, two (2) interior staircases and an exterior egress door and stairs. Each of the second through fifth floors propose one studio unit and 4 one-bedroom units per floor; for a total of five (5) units per floor and twenty (20) units in total. The parcel has lot area of 5,000 square feet. The parcel is located in the RA-2 Zone of the 5<sup>th</sup> Ward Redevelopment Plan. Variances are requested for minimum front yard setback, as 3 feet is required and zero feet is proposed; side yard setback, as 5 feet is required and zero feet is proposed for one side yard; rear yard setback, as 20 feet is required and 8 feet is proposed; building height, as 45 feet is required and 46.6 feet is proposed; number of the stories, as 3.5 stories are

required and 5 stories are proposed; lot building coverage, as 60 percent is required and 80 percent is proposed; amenity space, as 3,000 square feet is required and 1,949 square feet is proposed; parking, as 20 parking spaces are required, two (2) electric vehicle spaces are credited toward reducing the requirement to eighteen (18) spaces and eight (8) spaces are proposed, leaving a variance request of ten (10) parking spaces, and the required stall depth of the parallel parking spaces, as 22 feet is required and 18 feet is proposed.

***Requires Site Plan Approval and Bulk Variances***

***(FIRST APPEARANCE)***

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, 9:00 A.M. TO 4:00 P.M., MONDAY THROUGH FRIDAY, CALL TO SCHEDULE AN APPOINTMENT 973-321-1343 OR EMAIL [MPEREZ@PATERSONNJ.GOV](mailto:MPEREZ@PATERSONNJ.GOV).

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