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AGENDA SPECIAL MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: MONDAY, FEBRUARY 13, 2023
TIME: 6:30 P.M
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

The following matters will be heard:

1. 614 Main Street, LLC.

6:30p.m.

**612-614 Main Street & 1-5 Weiss Street;
Block 5503, Lots 5, 6 & 7**

The applicant proposes to remove the existing structures on the site and construct a five-story multi-family residential building. The first floor proposes parking for twenty seven (27) vehicles, including two handicap spaces and four (4) parking spaces in a tandem arrangement. Also included on the first floor are two (2) stairwells, the lobby, the elevator, the trash chute and refuse/recycling room, the bike rack, and a walkway leading to the building's main entrance. The second through fifth floors each propose 2 one-bedroom units and 6 two-bedroom units per floor; for a total of eight (8) units per floor and thirty-two (32) units in total. The parcel has lot area of 9,276 square feet and is located in the Mixed-Use Business District of the Area 11 Redevelopment Plan. Variances are requested for lot size as a minimum lot size of 20,000 square feet is required and 9,276 square feet is proposed; rear yard setback, as 15 feet is required and 3.5 feet is proposed; maximum building coverage, as 85 percent is required and 89 percent is proposed; parking, as 46 parking spaces are required, five (5) electric vehicle spaces are credited toward reducing the requirement to forty-one (41) spaces and twenty-seven (27) spaces are proposed, leaving a variance request of fourteen (14) parking spaces, the width of the stall for parking spaces, as 8.5 feet is required and 8 feet is proposed for one parking space, the width of the curb cut, as twelve (12) feet is required and 20 feet is proposed, and the distance between parking spaces and the property lines as 3 feet of landscaped separation is required and zero feet is proposed.

Requires Site Plan Approval and Bulk Variances
(FIRST APPEARANCE)

2. 19-23 Ryle Avenue, LLC

7:00p.m.

19-23 Ryle Avenue; Block 606, Lot 7

The parcel contains a commercial one-story stucco building and a residential two-story stucco building, both of which are to be removed. The applicant proposes to construct a six-story residential building. The first floor is to contain thirty-six (36) parking spaces. The second floor is to contain 2 one-bedroom units and 8 two-bedroom units. The third through six floors are to contain 2 one-bedroom units and 9 two-bedroom units. A total of fifty-four (54) residential units are proposed. Variances are requested for side-yard setback, as a combined minimum side-yard of 10 feet is required and 5.68 feet is proposed, rear-yard setback, as a minimum of 20 feet is required and 4.7 feet is proposed, exceeding the number of building stories and permitted height, as five stories and 60 feet is permitted and 6 stories and 64 feet is

proposed; not including a commercial unit on the ground floor of the building; not providing 3 feet of landscaping between property lines and parking areas, and parking, as fifty-five (55) parking spaces are required, an EV credit of six (6) spaces revises the parking requirement to forty-nine (49) parking spaces, and as thirty-six (36) spaces are proposed, a parking variance for thirteen (13) parking spaces is required. The parcel has lot area of 15,649 square feet and is located in the C-2 General Commercial District of the First Ward Redevelopment Plan.

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, 4TH 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.

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