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AGENDA **REGULAR MEETING** **PLANNING BOARD**

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, FEBRUARY 15, 2023
TIME: 6:30 P.M.
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

The following matters will be heard:

1. *Shoug Mayson*

42-44 Gould Avenue; Block 6915, Lot 34

The applicant proposes to construct a second floor deck to the rear of the existing residential building. No internal modification has been proposed to the existing building except installing a new door to access the proposed deck. The parcel is 3,750 square feet and is located within the R-2 Low Medium Density Residential District. The existing two story frame building has an existing nonconforming condition for the lot area, lot width, front yard setback from Paxton Street and number of parking spaces. Variances for the second story deck are requested for front yard setback, as 10 feet is required and 6.3 feet is proposed on Paxton Street; left side setback, as 5 feet is required and 2.4 feet is proposed, and rear yard setback, as 20 feet is required and 3.4 feet is proposed.

Requires Site Plan Approval, and Bulk Variances

(FIRST APPEARANCE)

2. *El Tahan, LLC.*

137-143 East Railway Avenue; Block 7201, Lot 6

The applicant proposes a new second story addition to the existing one story warehouse. The existing first floor includes the existing warehouse, the existing loading dock, three existing offices, two existing bathrooms, two existing storage rooms, two proposed internal staircases, and two proposed elevators. The second floor proposes 12,075 square feet of warehouse area, and two half bathrooms. The subject property has area of 13,485 square feet and is within the I-2 Heavy Industrial District. Variances are requested for minimum lot width, as 100 feet is required and 93.44 feet is existing; minimum front yard setback, as 10 feet is required and 0 feet is existing from East Railway Avenue and Florida Avenue; Side yard setback, as 10 feet is required and 0 feet is existing; rear yard setback, as 10 feet is required and 0 feet is existing; maximum building height, as 40 feet is required and 44 feet is proposed; maximum lot coverage, as 60 percent is required and 94.5 percent is proposed; and parking, as five (5) parking spaces are required and zero spaces are 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, 4th Floor, Paterson, New Jersey, 9:00 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.

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