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## CITY OF PATERSON PLANNING BOARD

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Zoraya Ammar

### MAYOR'S REPRESENTATIVE

Ivette Figueroa

### COUNCIL REPRESENTATIVE

Shahin Khalique

## AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, MARCH 1, 2023  
TIME: 6:30 P.M.  
PLACE: CITY HALL  
COUNCIL CHAMBERS 3<sup>RD</sup> FLOOR

The following matters will be heard:

**1. AP & J Builders LLC.**  
**72-74 Main Street; Block 4507, Lot 5**

The applicant proposes to renovate an existing 3-story brick building. The current use of the entire site is commercial space. The first floor is to remain commercial space. The second floor is to include a one-bedroom unit and a two-bedroom unit, and the third floor is to contain 2 one-bedroom units for a total of 4 new residential units. A new variance is requested for parking, as 8 spaces are required and zero spaces are proposed. The building is located on the west side of Main Street. The parcel has total area of 2,249 square feet. This proposal is located within the Downtown Commercial Historic District Overlay of the B-4 Downtown Central Business District.

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

**2. 180 Realty, LLC**  
**180-184 Main Street; Block 4502, Lot 7**

The applicant proposes to renovate an existing 4-story masonry building. The current use of the entire site is commercial space. The first floor is to remain commercial space the second and third floors are to include one studio apartment, one 1-bedroom apartment and one 2-bedroom apartment and the fourth floor is to include three 2-bedroom apartments for a total of 9 new residential units. New variances are requested for not providing the minimum square footage for 1 two-bedroom apartment on the second floor and 2 of the two-bedroom apartments on the fourth floor and parking, as 9 spaces are required and zero spaces are proposed. The building is located 140.89 feet south of the southwest intersection of Main Street and Van Houten Street. The parcel has total area of 4,056.4 square feet. This proposal is located within the Downtown Commercial Historic District Overlay of the B-4 Downtown Central Business District.

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

**3. 189 Realty, LLC**  
**189-191 Main Street; Block 4410, Lot 7**

The applicant proposes to renovate an existing 3-story masonry building. The current use of the entire site is commercial space. The first floor is to remain

commercial space and the second and third floors are to include two 2-bedroom apartments on each of the upper two floors for a total of 4 new residential units. New variances are requested for not providing the minimum required 900 square feet per apartment and parking, as 4 spaces are required and zero spaces are proposed. The building is located 25 feet north of the northeast intersection of Main Street and Ellison Street. The parcel has total area of 2,382.6 square feet. This proposal is located within the Downtown Commercial Historic District Overlay of the B-4 Downtown Central Business District.

***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. 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**