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AGENDA SPECIAL MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

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

The following matters will be heard:

1. ***Bombonera, LLC***
49-55 Governor Street;
Block 3115, Lot 8

6:30p.m.

The applicant proposes a multi-tenant industrial park for a total of 11 units and a surface parking lot for a total of 34 spaces. The existing four-story front building is to include an industrial unit, and the proposed one-story back building is to include 10 industrial units. The first floor of the front building is to contain the existing porte cochère and shop area, a proposed half bathroom, two existing internal staircases and an existing exterior egress stairways. The second floor is to contain offices and a half bathroom. The third and fourth floors are to contain existing storage areas. The new one-story tenant spaces in the back building are to include an office space, two half bathrooms, a staircase and 476 square feet of mezzanine area above. The subject property is located within the Mixed Use District. Variances are requested for the following: front yard setback, as 10 feet is required and zero feet is existing for the existing front building; side-yard setback, as 10 feet is required and zero feet is existing for the existing front building; building height, as 40 feet is required and 57 feet is existing for the existing front building; fence height, as 4 foot high fence in front yard and 6 foot high fence on the sides/rear yards are required and 8 feet is proposed, and the location of the refuse/recycle dumpsters, as 10 feet separation between the primary structure and the dumpsters are required and less than 10 feet is proposed.

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

2. ***190 Realty LLC***
186-196 Main Street & 9 Furman Street;
Block 4502, Lots 8 & 9

7:00p.m.

The applicant proposes to renovate the existing four-story masonry building. The current use of the entire site is commercial space. The proposal includes for the first floor and part of the second floor to remain commercial space and adaptive re-use of the upper floors to 63 residential apartments as follows: mezzanine level, four 2-bedroom and one 1-bedroom apartments; second floor; seven 2-bedroom and seven 1-bedroom apartments; third floor; twelve 2-bedroom and ten 1-bedroom apartments and fourth floor; eleven 2-bedroom and eleven 1-bedroom apartments. Variances requested are for parking, as 63 spaces are required and 0 are proposed. The building is located on the northwest corner of Main Street and Ellison Street. The

combined parcels have total area of 40,779 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, 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