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AGENDA SPECIAL MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: MONDAY, MARCH 27, 2023
TIME: 6:30 P.M & 7:00 P.M.
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

The following matters will be heard:

- 1. 46-48 Market Street, LLC. 6:30p.m.**
48-50 Market Street; Block 4703, Lots 9 & 10

The applicant proposes to subdivide the existing lots 9 and 10 in Block 4703 into two legal lots. Lot 9 is to contain the existing three-story mixed-use building on an existing 6,468 square foot lot. Lot 10 is to contain a 3,488 square foot lot and proposes new second and third floor residential units above the existing first floor retail store. A total of six (6) residential units are proposed for lot 10. This proposal is located within the Great Falls Historic District. All existing non-conforming conditions on lot 9 will remain. Lot 10 requests variances for the following: minimum lot area, as 10,000 square feet is required and 3,488 square feet is existing; lot width, as 100 feet is required and 29.50 feet is existing; rear yard setback, as 10 feet is required and zero feet is existing for the first floor; maximum lot coverage, as 75 percent is required and 99 percent is existing, and parking, as 27 parking spaces are required and zero spaces are proposed.

Requires Minor Subdivision Approval, Conditional Use Approval, Site Plan Approval and Bulk Variances

(FIRST APPEARANCE)

- 2. 86 Montgomery Project, LLC 7:00p.m.**
86, 88, 90-92, 94, 96 & 98 Montgomery Street;
Block 3110, Lots 3, 4, 5, 6, 7 & 8

The applicant proposes a partial merger of the lots and a re-subdivision of the lots, which have combined lot area of 17,497 square feet and subdivide them into seven (7) lots. Each of the proposed seven (7) lots, described as proposed Lots 3.01, 4.01, 5.01, 5.02, 6.01, 7.01 and 8.01 on the Site Plan & Major Subdivision dated December 29, 2022 and prepared by GB Engineering, LLC are to have lot area of 2,499.58 square feet. As further described on the above plan each lot is to have a two-unit, 3-story dwelling constructed on each lot. All seven (7) of the lots are to have frontage on Montgomery Street. All existing structures on the lots are to be removed. Variances are requested on all proposed seven (7) lots for lot area, as a minimum of 2,500 square feet is required and 2,499.58 square feet is proposed for each lot, one side-yard setback on each lot, as a minimum of three (3) feet is required on each side and one side of the dwelling is proposed to be constructed on the property line, maximum lot building coverage, as a maximum coverage of 60 percent is permitted and a lot coverage of 65 percent is proposed, and parking, as each of the proposed two unit dwellings propose three-

bedrooms per unit, which requires a minimum of four (4) off-street parking spaces per unit, and two (2) off-street parking spaces are proposed per dwelling lot. This proposal is located within the RA-1 Zone of the Fourth Ward Redevelopment Plan.

Requires Major Subdivision Approval, 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