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AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, MARCH 29, 2023
TIME: 6:30 P.M.
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

The following matters will be heard:

1. ***B & B Organic Supply, LLC.***
100 New Street; Block 5107, Lot 1

The applicant proposes a wholesale landscaping materials with outdoor storage on lot 1. This is a seasonal temporary use. The applicant is requesting a variance for the parking area, as a paved driveway and parking area is required, and a gravel driveway and parking area is existing, and storage of materials, as all storage in association with wholesaling establishment shall occur completely within buildings, and the landscaping materials are stored outdoor. The number of the required parking spaces and the proposed parking spaces are undetermined on the site plan. A parking variance may be required.

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

2. ***JCM Investors 1012, L.L.C.***
6-8 Governor Street; Block 3703, Lot 2

The applicant proposes to construct a single unit residential dwelling of three-stories on an existing 2,015 square foot lot. The dwelling is to contain parking for two vehicles on the ground level, a living room, dining room and kitchen on the second floor and three-bedroom on the third floor. This proposal is located within the R-3 High-Medium Density Residential District. Variances are requested for lot area; 5,000 sq. ft. required and 2,015 proposed; lot width, as 50 feet of lot width is required and an average of 30 feet is proposed; a three-story building is proposed and a two-and-a-half story unit is permitted; a minimum front-yard setback of ten feet is required and 0.9 feet is proposed; a variance for proposing steps within four feet of the front property line; both side-yard setbacks as 14 feet in total is required and setbacks of 3 feet 9 inches and 1 foot 6 inches are proposed; and rear-yard setback as a minimum of 20 feet is required and a portion of the parcel is 2 feet and 1 inch from the rear property line.

Requires Site Plan Approval and Bulk Variances
(FIRST APPEARANCE)

3. ***JCM Investors 1012, L.L.C.***
469 & 471 Rosa Parks Boulevard a/k/a Graham Avenue; Block 6405, Lots 9 & 10

The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots. The lots are in common ownership, and although each lot has a separate deed, are subject to the Loechner Merger of Lots. Proposed lot 9.1 is to contain a proposed three-story, three-unit dwelling on a proposed 2,450 square foot lot. Proposed lot 10.01 is to contain an existing two and a half story, two-unit dwelling on a 2,550 square foot lot. This proposal is located

within the R-3 High-Medium Density Residential District. Both proposed lots 9.01 and 10.01 request variances for lot area (5,000 sq. ft. required and 2,450 proposed for lot 9.1 and 2,550 sq. ft. proposed for lot 10.1), lot width, (50 feet required and 24.50 feet proposed for lot 9.01 and 2,550 proposed for lot 10.01). Lot 9.01 requests new variances for , front-yard setback, as 20 feet is required and 10 feet is proposed; constructing steps within ten feet of the front property line; both side-yard setbacks as 14 feet in total is required and setbacks of 3.08 feet on one side and 2.58 feet on the other side are proposed; lot building coverage, as a maximum of 40 percent is permitted and 50 percent is proposed and parking, as six off-street parking spaces are required, and two off-street parking spaces are provided, and open space, as 800 square feet is required and 612 square feet is proposed. Proposed Lot 10.1 requires side-yard variances; the existing northern side-yard is 3.57 feet from the dwelling and four feet is required; the existing dwelling is to be placed on the proposed southern side lot line, whereas 14 feet of side-yard setback is required and four off-street parking spaces are required and zero off-street parking spaces are proposed.

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances

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.

**JANICE NORTHROP, CHAIRWOMAN
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