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AGENDA SPECIAL MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: MONDAY, APRIL 10, 2023
TIME: 6:30 P.M & 7:00 P.M.
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

The following matters will be heard:

- 1. 13 Pearl Street, LLC** **6:30p.m.**
13 Pearl Street; Block 4313, Lot 20

The applicant proposes to remove the existing 2 ½ story building on the parcel and construct a new three-story residential building with a total of seven (7) units. The first floor proposes a lobby and amenity area, a package area, mail boxes, a water meter and sprinkler room, a two-bedroom unit, a staircase, an exterior refuse/recycle area, and an electrical service area. The second and third floors are identical in layout and propose 2 studio units, 2 one-bedroom units and 2 two-bedroom units. The roof plan proposes the area for air conditioner units. The parcel has area of 3,007.9 square feet. This proposal is within the RA-2 Zone of the Fifth Ward Redevelopment Plan. Variances are requested for the following: lot area, as a minimum lot size of 5,000 square feet is required and 3,007.9 square feet is existing; lot width, as 50 feet is required and 29.94 feet is existing; side yard setback, as 5 feet is required and 2.1 feet and 4 feet are proposed for the eastern and western side yards; rear-yard setback, as a minimum of 20 feet is required and 8.6 feet is proposed; maximum building coverage, as 60 percent is permitted and 70.1 percent is proposed, and open space, as 1,050 square feet of open space is required and 420 square feet is proposed.

Requires Site Plan Approval and Bulk Variances
(FIRST APPEARANCE)

- 2. 178-190 Franklin Street Holdings, LLC** **7:00p.m.**
178-190 Franklin Street & 201 Lafayette Street; Block 3019 Lots 8 & 9

The applicant proposes to demolish the existing structures on the lots and construct a mixed-use residential building of six-stories containing 139 units and a 2,487 square foot commercial space on the site with combined lots containing 37,424 square feet. There are two sub-basements. The basement 1 floor plan indicates parking for 66 vehicles including 3 handicap spaces. The basement 2 floor plan indicates 32 vehicles including 1 handicap space. The first floor plan indicates parking for 54 vehicles including 2 handicap spaces. The first floor will also provide the commercial space, the building entrance with access to both stairways, the elevator, and the mail and package area. The second floor plan proposes eleven studio units, fourteen 1-bedroom units, two 2-bedroom units, an exercise room and outdoor amenity space of 7,770 square feet. The third through sixth floor plan indicates eleven studio units, fourteen 1-bedroom units and three 2-bedroom units. There will be a total of 139 units. The rooftop indicates amenity space of 4,205 square feet. This proposal is

within the Lafayette Street High Density Overlay District, within the Fourth Ward Redevelopment Plan. Variances are requested for both side-yard setbacks as a minimum of 10 feet is required and less than 10 feet is proposed, as cornices and/or eaves extend more than 2 feet into the side-yard. Waivers are requested for not providing parking a minimum of eight (8) feet from the building lines, as zero feet within the interior of the building to parking is proposed; providing handicap parking spaces of a size being eight (8) feet in width and twenty (20) feet in length, whereas twelve (12) feet in width and twenty (20) feet in length is required; not being in compliance with off-street loading and unloading (Section 500-7.4 A.) and not being in compliance with loading berth being 12 feet in width, 50 feet in length and a minimum of 14 feet of height clearance and having direct street access (Section 500-7.4 C.)

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