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AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, APRIL 19, 2023
TIME: 6:30 P.M.
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

The following matters will be heard:

1. *Shoug Mayson*
42-44 Gould Avenue; Block 6915, Lot 34

The applicant proposes to construct a second floor deck to the rear of the existing residential building. No internal modification has been proposed to the existing building except installing a new door to access the proposed deck. The parcel is 3,750 square feet and is located within the R-2 Low Medium Density Residential District. The existing two story frame building has an existing nonconforming condition for the lot area, lot width, front yard setback from Paxton Street and number of parking spaces. Variances for the second story deck are requested for front yard setback, as 10 feet is required and 6.3 feet is proposed on Paxton Street; left side setback, as 5 feet is required and 2.4 feet is proposed, and rear yard setback, as 20 feet is required and 3.4 feet is proposed.

Requires Site Plan Approval, and Bulk Variances

(FIRST APPEARANCE) ADJOURNED FROM FEBRUARY 15TH, 2023, TO BE ADJOURNED FOR A LATER DATE TO BE DETERMINED.

2. *Cherag Uddin*
229-231 Wayne Avenue; Block 904, Lot 4

The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots. Proposed lot 4.01 is to contain the existing two-family dwelling on a proposed 2,500 square foot lot. Proposed lot 4.02 is to contain a proposed three-story two-unit dwelling on a proposed 2,500 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed lot 4.01 requests variances for lot area (5,000 sq. ft. required and 2,500 sq. ft. proposed), lot width (50 feet required and 25 feet proposed), front-yard setback (20 feet required and 4.8 feet existing), side-yard setback (4 feet required and zero feet existing, and 2.46 feet proposed as a result of the subdivision), combined side-yard setback (14 feet required and 2.46 feet proposed), lot coverage (40 percent permitted and 41.28 percent proposed), and parking (four off-street parking spaces required, and zero off-street parking spaces proposed). Proposed lot 4.02 requests variances for lot area (5,000 sq. ft. required and 2,500 sq. ft. proposed), lot width, (50 feet required and 25 feet proposed), front-yard setback (20 feet is required and 12.94 feet is proposed), side-yard setback (4 feet required and 3.08 feet proposed on both sides), combined side-yard setback (14 feet required and 6.16 feet proposed), lot coverage (40 percent permitted and 48 percent proposed) and parking (four off-street parking spaces required and two off-street parking spaces provided as tandem).

***Requires Minor 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. Please call to schedule an appointment at 973-321-1343 or email mperez@patersonnj.gov.

**JANICE NORTHROP, CHAIRWOMAN
MIRIAM R. PEREZ, BOARD SECRETARY**