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## **CITY OF PATERSON**

### **PLANNING BOARD**

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### **COMMISSIONERS**

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Zoraya Ammar

### **MAYOR'S REPRESENTATIVE**

Ivette Figueroa

### **COUNCIL REPRESENTATIVE**

Shahin Khaliq

## **AGENDA**

## **REGULAR MEETING**

## **PLANNING BOARD**

**THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED**

**DATE: WEDNESDAY, MAY 3, 2023**  
**TIME: 6:30 P.M.**  
**PLACE: CITY HALL**  
**COUNCIL CHAMBERS 3<sup>RD</sup> FLOOR**

The following matters will be heard:

**1. 60 Laurel Street, L.L.C.**

**60 Laurel Street; Block 708, Lot 4**

The applicant proposes to subdivide the existing 9,667 square foot parcel into two lots. Proposed lot 4.1 is to contain a proposed three-story, two-unit dwelling on a proposed 4,800 square foot lot. Proposed lot 4 is to contain an existing two story, two-unit dwelling on a 4,867 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Both proposed lots 4 and 4.01 request variances for lot area (5,000 sq. ft. required and 4,800 proposed for lot 4.1 and 4,867 sq. ft. proposed for lot 4), lot width, (50 feet required and 47.41 feet proposed for lot 4.01 and 40 feet proposed for lot 4). Proposed lot 4 has an existing non-conforming front-yard setback of 13 feet, whereas 20 feet is required. Proposed lot 4.01 requests a new variance for the Oxford Street setback, as 20 feet is required and 6.25 feet is proposed. Lot 4 requires a new variance for off-street parking spaces, as four spaces are required and two off-street parking spaces are proposed.

***Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances***

***(FIRST APPEARANCE)***

**2. 251 5<sup>th</sup> Avenue, LLC.**

**249-251 5<sup>th</sup> Avenue; Block 2111, Lot 34**

The applicant proposes to convert the existing five-multifamily dwelling into a six-multifamily dwelling by adding a new studio unit in the ground level. This is an amendment to the previously approved application by the Planning Board on February 21, 2018. The existing ground floor contains the existing three-bedroom unit, a proposed studio unit, a proposed tenant storage room, and the existing mechanical room. The existing first and second floors propose no changes to the residential units. The parcel has a lot area of 5,000 square feet. This proposal is within the R-3 High-Medium Density Residential District. Variances are requested for the minimum lot area, as 9,300 square feet is required and 5,000 square feet is existing; lot width, as 90 feet is required and 50 feet is existing; front yard setback, as 20 feet is required and 5.4 feet is existing; lot coverage, as 40 percent is required and 48 percent is existing; open space/amenity area, as 1,550 square feet is required and 1,445 square feet is proposed, and parking, as 12 parking spaces are required and zero parking spaces are proposed.

***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, 4<sup>th</sup> 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**