



Andre Sayegh
Mayor

Michael Deutsch, PP, AICP
Division Director

Alfred V. Acquaviva, Esq.
Counsel to the Board

Miriam R. Perez
Board Secretary

CITY OF PATERSON PLANNING BOARD

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505
Tel: (973) 321-1343
Fax: (973) 321-1345
mdeutsch@patersonnj.gov
mperez@patersonnj.gov

COMMISSIONERS

Janice Northrop,
Chairperson

Kobir Ahmed
Chrystal Cleaves
Mark Fischer
Pedro Liranzo
Fannia Santana

ALTERNATES

Frankie Roman
Zoraya Ammar

MAYOR'S REPRESENTATIVE

Ivette Figueroa

COUNCIL REPRESENTATIVE

Shahin Khalique

AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, MAY 17, 2023
TIME: 6:30 P.M.
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

The following matters will be heard:

1. Holy Tabernacle Apostolic Church

80-94 Holsman Street; Block 114, Lots 1, 2, 3, 4 & 5

The applicant proposes to construct a 552 sq. ft. addition with an ADA accessible ramp to the existing Church. The addition is to be used for a new meeting room. Nineteen (19) off-street vehicular parking spaces are proposed, including two handicap parking spaces. Vehicular access is existing from East Main Street. No other alterations to the existing building or grounds are proposed. The lot has area of 12,698 square feet. This proposal is located within the C-1 Neighborhood Commercial District of the First Ward Redevelopment Plan. Existing non-conforming conditions will remain for rear-yard setback as 20 feet is required and 2 feet 9 inches is existing. Places of worship require one parking space for each 75 square feet of assembly area. As thirty (30) parking spaces are required, and nineteen (19) parking spaces are proposed, the applicant requests a variance for eleven (11) off-street parking spaces. ***Requires Site Plan Approval and Bulk Variances***
(FIRST APPEARANCE)

2. PAASS 1017, LLC.

284 Union Avenue; Block 1310, Lot 2

The applicant proposes a new two and a half-story addition that includes two (2) residential units above the existing one-story commercial area. The first floor includes the existing barbershop, the existing vacant commercial area, the existing mechanical room, two existing half bathrooms and a proposed internal staircase to access the upper floors' residential units. The second and third floors each propose a two-bedroom unit. The attic floor proposes a mechanical and storage area for the barbershop. The parcel has a lot area of 2,700 square feet. This proposal is within the B-2 Community Business District. Variances are requested for the minimum lot area, as 5,000 square feet is required and 2,700 square feet is existing; lot width, as 50 feet is required and 27 feet is existing; number of the stories, as 3 stories are permitted and 3.5 stories are proposed, open space and amenity area, as 500 square feet is required and zero square feet is proposed, and parking, as seventeen (17) off-street parking spaces are required and zero 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, 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