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Alternates:

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AGENDA
REGULAR MEETING
ZONING BOARD OF ADJUSTMENT
THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: THURSDAY, MAY 18, 2023
TIME: 7:30 P.M.
PLACE: COUNCIL CHAMBERS
THIRD FLOOR OF CITY HALL
155 MARKET STREET

THE FOLLOWING MATTER WILL BE HEARD:

- 1. ID# A2022-116**
Straight & Narrow, Inc.
380 Straight Street
B#6107, L(s)# 1, 2 & 3

The applicant is proposes renovations and improvements of an existing (2) two-story vacant structure. The applicant proposes an adult medical day care facility which is not permitted in the zone. The applicant proposes changes in the layout to include a new lobby area, new elevator along with an existing parking at ground floor. The applicant proposes a kitchen, laundry room, group room, nursing station, conference room and administrative offices on the second floor. The applicant proposes an existing (3) three-story structure on and along the property line to continue operation of substance abuse program. The applicant also proposes an existing (1) one-story structure on and along property line to continue operation of a HIV housing program. The applicant also proposes existing parking Lots 1 & 2 remain. The applicant proposes a side yard setback for both sides at 0'ft. whereas 10'ft. is required. The applicant proposes a rear yard setback of 0'ft. whereas 10'ft. is required. The applicant proposes a building height of 45.75'ft. whereas 40'ft. is permitted.

Requires Site Plan Approval, Bulk Variances and Use Variance.

-FIRST APPEARANCE

- 2. ID# A2021-0071**
173 Sussex Street, LLC
169-171 Sussex Street
B# 5410, L(S)# 9 & 10

The applicant proposes demolition of (2) two existing residential structures along with an accessory garage on Block 5410 Lot 10. The applicant proposes to build a new (5) five-story multiple dwelling building to accommodate 24 units with ground floor parking. The applicant proposes one (1) one-bedroom and five (5) two-bedroom apartments on the 2nd, 3rd, 4th and 5th floors. The applicant proposes a lot area of 7,500 sq. ft. whereas 15,000 sq. ft. is required. The applicant proposes a front yard setback frontage on Sussex Street of 0'ft. whereas 25'ft. is required. The applicant proposes a front yard setback frontage on Levine Street 0'ft whereas 25'ft is required. The applicant proposes a side yard setback on one side of 5'ft. whereas 15'ft. is required. The applicant proposes a side yard setback on both sides of 5' ft. whereas 30'ft. is required.

The applicant proposes 24 units per acre whereas 8.6 units is permitted. The applicant proposes a floor area ratio at 3.77 sq. ft. whereas 1.4 sq. ft. is permitted. The applicant proposes lot coverage at 90% whereas 20% is permitted. The applicant proposes 17 parking spaces whereas 35 spaces are required. The applicant proposes parking stall size at 8.5' ft. x 18'ft. whereas 9'ft. x 18 'ft. is required.

Requires Site Plan Approval, Bulk Variances and Use Variances.

-FIRST APPEARANCE

Maps and documents in support of the above applications are available for public inspection by appointment only in the office of the Division of Planning and Zoning, 125 Ellison Street, 4th Floor, Paterson, New Jersey, 9:00 a.m. to 2:00 p.m., Monday and Wednesday. Please contact Mayra Torres-Arenas, Board Secretary, at 973-321-1343 or via e-mail at mtorres@patersonnj.gov for an appointment.

JOYED ROHIM, CHAIRMAN

MAYRA TORRES-ARENAS, BOARD SECRETARY