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CITY OF PATERSON

PLANNING BOARD

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AGENDA

SPECIAL MEETING

PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, MAY 31, 2023
TIME: 6:30 P.M & 7:00 P.M.
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

The following matters will be heard:

- 1. GTI New Jersey LLC** **6:30P.M.**
47-57 East 26th Street; Block 2504, Lot 4

The applicant proposes to demolish the existing building and construct a twenty-six (26) space parking lot in its place. The parcel has area of 13,517.5 square feet and is located within the I-2 Heavy Industrial Zone. The parcel is on the eastern side of East 26th Street and intersects with a vacated portion of Third Avenue. Variances and/or waivers are requested for maximum lot coverage, as 60 percent lot coverage is permitted, 100 percent lot coverage is existing and 97.3 percent is proposed and not providing a three (3) foot landscaped area around the sides and rear of the parcel.

Requires Site Plan Approval and Bulk Variances
(FIRST APPEARANCE)

- 2. Paterson Falls Realty Group, LLC.** **7:00P.M.**
266 Rosa Parks Boulevard; Block 3513, Lot 19

The applicant proposes to remove the existing one-story brick building and construct a mixed-use building including one (1) commercial unit and five (5) residential units. The first floor includes a 920 square foot commercial space, a lobby, a refuse/recycle room, a package area, mailboxes, a staircase and a one-bedroom residential unit. The second and third floors are identical in layout and include a one-bedroom unit and a two-bedroom unit. The parcel has area of 2,500 square feet. This proposal is within the C-1 Neighborhood Commercial District of the Fourth Ward Redevelopment Plan. Variances are required for the first floor residential unit, as ground floor residential units are not permitted; rear yard setback, as 20 feet is required and 10 feet is proposed, and open space/amenity area, as 750 square feet is required and 333.3 square feet is 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, CALL TO SCHEDULE AN APPOINTMENT 973-321-1343 OR EMAIL MPEREZ@PATERSONNJ.GOV.

JANICE NORTHROP, CHAIRWOMAN
MIRIAM R. PEREZ, BOARD SECRETARY