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AGENDA SPECIAL MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: MONDAY, JUNE 12, 2023
TIME: 6:30 P.M & 7:00 P.M.
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

The following matters will be heard:

1. 199 West Broadway, LLC.

6:30P.M.

88-92 East 17th Street; Block 2110, Lot 18

The applicant proposes to subdivide the existing 7,500 square foot parcel into three lots. Proposed lots 18.01, 18.02 and 18.03 are to contain a proposed three-story two-unit dwellings on proposed 2,500 square foot lots. This proposal is located within the R-3 High-Medium Density Residential District. Proposed lots 18.01, 18.02 and 18.03 request variances for lot area (5,000 sq. ft. required and 2,500 sq. ft. proposed), lot width (50 feet required and 25 feet proposed), side-yard setback (4 feet required and 3.08 feet proposed), combined side-yard setback (14 feet required and 6.16 feet proposed), rear yard setback (20 feet required and 15 feet proposed), lot coverage (40 percent permitted and 50 percent proposed), open space/amenity area (600 square feet required and 400 square feet proposed), and parking (four off-street parking spaces required and three parking spaces proposed of which two spaces are within the building and one space is proposed in the front yard setback of each lot).

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances
(FIRST APPEARANCE)

2. Abdelmoeen Dandis

7:00P.M.

70-72 Nineteenth Avenue; Block 9007, Lot 1

On a vacant 5,592 square foot lot that was formally occupied by a funeral home destroyed by fire, the applicant proposes to construct a three-story building with one retail space, 1 one-bedroom unit and twelve (12) parking spaces on the first floor and 1 one-bedroom unit and 3 two-bedroom units on the second and third floors for a total of nine (9) units. Recreation area is proposed on the rooftop. Variances are requested for Lot Area, as 10,000 square feet is required and 5,592 square feet exists; Lot Width, as 100 feet is required and 75 feet exist; maximum lot coverage, as 60 percent is permitted and 67.3 percent is proposed and parking, as 18 parking spaces are required, a reduction of 2 spaces is permitted as EV Charging Stations are proposed, bringing the requirement to 16 parking spaces and as 12 actual on-site parking spaces are being proposed, a variance for 4 on-site parking spaces is requested. This proposal is located within the B-3 General Business District.

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