



Andre Sayegh
Mayor

Michael Deutsch, PP, AICP
Division Director

Alfred V. Acquaviva, Esq.
Counsel to the Board

Solmaz Farzboud, PP, AICP
Principal Planner

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

COMMISSIONERS

Janice Northrop, Chairperson
Fannia Santana, Vice Chairperson
Kobir Ahmed
Mark Fischer
Badrul Hasan
Imran Hussain
Pedro Liranzo

ALTERNATES

Frankie Roman
Zoraya Ammar

MAYOR'S REPRESENTATIVE

Delbres Claudio

COUNCIL REPRESENTATIVE

Shahin Khalique

AGENDA

SPECIAL MEETING

PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, AUGUST 23, 2023
TIME: 6:30 P.M & 7:30 P.M.
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

The following matters will be heard:

- 1. Mohammed Ahmed** **6:30P.M.**
549-555 West Broadway & 557-561 West Broadway;
Block 1103, Lots 4 & 3

The applicant proposes to merge lots 3 and 4 into one 17,543.62 square foot lot and then subdivide the lot into four lots. Proposed lot 3 is to contain a two and half story mixed use residential and commercial building on a proposed 4,232.69 square foot lot, and proposed lot 4 is to contain the existing two-story residential building on a proposed 4,245.92 square foot lot. Additionally, proposed lots 3.1 and 4.1 are to contain a new three-story building on proposed 4,245.92 square foot and 4,543.62 square foot lots, respectively. Variances are requested for the following: minimum lot area, as 5,000 square feet is required and lot 3 proposes 4,232.69 square feet, lots 3.1 & 4 propose 4,245.92 square feet and lot 4.1 proposes 4,543.62 square feet; lot width, as 50 feet is required and lot 3 proposes 38.37 feet, lots 3.1 & 4 propose 38.50 feet and lot 4.1 proposes 41.2 feet; front yard setback, as 20 feet is required and 3.63 feet is existing from West Broadway and 1.38 feet is existing from Katz Avenue for lot 3, 13.63 feet is proposed for lot 3.1, 13.31 feet is proposed for lot 4 and 13.63 feet is proposed for lot 4.1; one side yard setback, as 4 feet is required and 2.75 feet is existing for lot 4; both side yard setbacks, as 14 feet is required and 10.19 feet is proposed for lot 3.1, 12.94 feet is proposed for lot 4, and 13.31 feet is proposed for lot 4.1, and parking, as four (4) parking spaces are required for lot 3 and two (2) parking spaces are existing, and two (2) parking spaces are required for lot 4 and zero parking spaces are provided. This proposal is located within the R-2 Low Medium Density Residential District.

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

- 2. 200-202 Summer LLC** **7:30P.M.**
200-202 Summer Street; Block 3607, Lot 3

The applicant proposes to demolish the existing two and a half-story frame dwelling and construct a three-story residential building with a total of nine (9) units. The basement indicates storage areas, utility rooms, a refuse storage room and a laundry room. The first floor proposes 1 two-bedroom unit. The second and third floors propose one studio unit, 2 one-bedroom units and 1 two-bedroom unit on each floor. The parcel has area of 5,000 square feet. This proposal is within the RA-2 Zone of the

Fourth Ward Redevelopment Plan. Variances are requested for the following: one side- yard setback; a minimum of five feet is required and four feet is provided; rear- yard setback; a minimum of twenty feet is required and ten feet is provided; open space; a minimum of 1,350 square feet is required and 980 square feet is provided; and parking; a minimum of 13 parking spaces is required and six parking spaces are provided.

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