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AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

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

The following matters will be heard:

1. *Silk City Development, LLC.*

191 12th Avenue; Block 3502, Lot 15

On a vacant 1,362.5 square foot lot, the applicant proposes to construct a new three-story, two-family residential building including 3 bedrooms on each unit. The first floor proposes a bedroom, a kitchen, a living/dining area, a laundry room, a mechanical room, a full bathroom and two staircases. The second floor proposes two additional bedrooms and a full bathroom for the first floor residential unit in the rear half of the floor. Also, included in the second floor, a kitchen, a living/dining area for the second residential unit. The third floor proposes three bedrooms, a laundry room, a mechanical room and two full bathrooms intended for the second residential unit. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: lot area, as a minimum lot size of 2,500 square feet is required and 1,362.5 square feet is existing, and rear yard setback, as 20 feet is required and 8.7 feet is proposed.

Requires Site Plan Approval and Bulk Variances

(FIRST APPEARANCE)

2. *M.I.H. Trading Inc.*

155-161 Gould Avenue; Block 6703, Lot 4

The applicant proposes to demolish the existing two-story industrial building on the site and construct a new two-story industrial building with total floor area of 24,650 square feet. The lot has area of 15,475 square feet and is within the I-2 Heavy Industrial District. The proposed first floor indicates 10,495 square feet of area and includes three stairwells, storage space, windows, two exterior doors and an overhead door. The second floor is cantilevered above the first floor and proposes an area of 14,155 square feet and indicates that it is to be used for storage use. Variances are requested for the following: front-yard setback; a minimum of 10 feet is required and 1.67 feet is proposed; both side-yard setbacks, as 10 feet is required on each side and 1 foot is proposed on the eastern side of the building and 5 feet is proposed on the western side of the building; rear-yard setback, as a minimum of 10 feet is required, and 2 feet is proposed. A maximum building height of 40 feet is permitted and a building height of 43.67 feet is proposed. A maximum lot coverage of 60 percent is permitted and a lot coverage of 95.9 percent is proposed. 4 exterior parking spaces are provided and the applicant employs 10 persons, therefore a parking variance is requested.

Requires Site Plan Approval and Bulk Variances.

(FIRST APPEARANCE)

3. Adoption of Resolutions

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 ext. 2346 or email mperez@patersonnj.gov.

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