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## CITY OF PATERSON

### PLANNING BOARD

125 Ellison Street, 4<sup>th</sup> Floor  
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### MAYOR'S REPRESENTATIVE

Delbres Claudio

### COUNCIL REPRESENTATIVE

Shahin Khalique

## AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, SEPTEMBER 20, 2023  
TIME: 6:30 P.M.  
PLACE: CITY HALL  
COUNCIL CHAMBERS 3<sup>RD</sup> FLOOR

THE FOLLOWING MATTERS WILL BE HEARD:

**1. *City of Paterson***  
***114-242 Totowa Avenue; Block 1401, Lot 1***

The City of Paterson, in conjunction with the Open Space Institute proposes improvements to Westside Park with a Grant obtained from Green Acres.  
***Requires Planning Board Review and Recommendation.***

**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.***

***ADJOURNED FROM SEPT 6<sup>TH</sup>***

**3. *Hussain Ali***  
***199-203 Liberty Street; Block 1403, Lot 16***

The applicant proposes to subdivide the existing 7,500 square foot lot into two lots. The existing three-unit residential dwelling is to remain on a 3,750 square foot lot known as lot 16.01. A new two-unit dwelling is proposed on a 3,750 square foot lot known as lot 16.02. A common driveway easement is proposed to allow proposed lot 16.01 to traverse over an eight (8) foot wide and one-hundred (100) foot in length area of proposed lot 16.02 and to traverse over a three (3) feet and one-hundred (100) feet in length area of proposed lot 16.01 resulting in an eleven (11) foot easement. A garage

located on the northeast corner of proposed lot 16.02 is to be removed. Proposed lot 16.01 requests new variances for lot area; 5,000 square feet required and 3,750 square feet proposed. Lot width; 50 feet required and 37.50 feet proposed. Minimum front-yard setback; 20 feet required and 6 feet existing. Minimum side-yard setbacks; 4 feet on one side and 3.28 feet proposed; minimum of 10 feet on other side and 7.13 feet existing. Maximum lot coverage as 40 percent is permitted and 40.8 percent is proposed. Six parking spaces are required and zero parking spaces are proposed. Proposed lot 16.02 requests new variances for lot area; 5,000 square feet required and 3,750 square feet proposed. Lot width; 50 feet existing and 37.50 feet proposed. Minimum side-yard total setback of 14 feet is required and the easement area reduces this to a total of 7 feet of side-yard setback. Maximum lot coverage, as a 40 percent is permitted and 41 percent is proposed. Four parking spaces are required and two parking spaces are proposed. This proposal is located within the R-3 Medium High Density Residential Zone.

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

**4. Asma Malique**  
***265-267 Edmund Avenue; Block 1304, Lot 3***

The applicant proposes to subdivide the existing 6,614 square foot parcel into two lots. Proposed lot 3.01 is to contain the existing two-family dwelling on a proposed 3,311 square foot lot. Proposed lot 3.02 is to contain a proposed three-story two-unit dwelling on a proposed 3,303 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed lot 3.01 requests variances for lot area (5,000 sq. ft. required and 3,311 sq. ft. proposed), lot width, (50 feet required and 25 feet proposed), front-yard setback (20 feet required and 15.89 feet existing), side yard setback (4 feet required and 0.66 feet existing and 2.44 feet proposed as a result of the subdivision), combined side-yard setback (14 feet required and 3.10 feet proposed), and parking (three parking spaces required and 0 parking spaces proposed). Proposed lot 3.02 requests variances for lot area (5,000 sq. ft. required and 3,303 sq. ft. proposed), lot width (50 feet required and 25 feet proposed), side-yard setback (4 feet required and 3 feet proposed on each side yard), combined side-yard setback (14 feet required and 6 feet proposed), rear yard setback (20 feet required and 6 feet proposed), lot coverage (40 percent required and 49.4 percent proposed), and parking (four off-street parking spaces required, and two off-street parking spaces proposed inside the garage and two parking spaces proposed in the front yard setback in a tandem arrangement).

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

**5. 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, 4<sup>th</sup> 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.

**JANICE NORTHROP, CHAIRWOMAN**  
**MIRIAM R. PEREZ, BOARD SECRETARY**