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## CITY OF PATERSON

### PLANNING BOARD

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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, OCTOBER 18, 2023  
TIME: 6:30 P.M.  
PLACE: CITY HALL  
COUNCIL CHAMBERS 3<sup>RD</sup> FLOOR

THE FOLLOWING MATTERS WILL BE HEARD:

**1. PSP Construction, Inc.**  
**85 Jefferson Street; Block 205, Lot, 8**

The applicant proposes to subdivide the existing 5,000 square foot lot into two lots. The proposed two (2) lots, described as proposed Lots 8.01 and 8.02 on the Proposed Minor Subdivision and Site Plan dated August 24, 2022 and prepared by GB Engineering, LLC, are to have lot areas of 2,500 square feet each. An existing two-unit, two-story brick frame dwelling is to remain on proposed lot 8.02. A new three-story, two unit dwelling is proposed on lot 8.01. Variances are requested on lot 8.01 for exceeding the maximum front-yard setback, as a maximum of 7 feet is permitted and 15 feet is proposed; number of building stories, as a two-and-a-half story building is permitted and a three-story building is proposed and parking as each three-bedroom unit is required to provide two (2) on-site parking spaces per unit for a total of four (4) on-site parking spaces and two (2) tandem parking spaces are proposed within the garage of lot 8.01. Variances are requested on lot 8.02 for the existing front-yard setback of 27 feet, whereas a maximum setback of 7 feet is permitted and side-yard setbacks, as the existing setback from the adjacent lot 9 is 2.36 feet and a minimum side-yard setback of three (3) feet is required; and a new variance for side-yard setback on the other side, as the proposed subdivision line is 0.31 feet from the existing dwelling, whereas a minimum of three (3) feet is required and parking as each three-bedroom unit is required to provide two (2) on-site parking spaces per unit for a total of four (4) on-site parking spaces and two spaces exist within the front-yard setback. This proposal is located within the RA-2 District of the First Ward Redevelopment Zone. **Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances.**  
**ADJOURNED FROM OCT 4<sup>TH</sup>**

**2. Reyes Mora**  
**180-184 Madison Avenue; Block 2402, Lot 23**

The applicant proposes to subdivide the existing 7,500 square foot parcel into two lots. Proposed lot 23.01 is to contain the existing two-family dwelling on a proposed 4,700 square foot lot. Proposed lot 23.02 is to contain a proposed three-story two-unit dwelling on a proposed 2,800 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed lot 23.01 requests variances for lot area (5,000 sq. ft. required and 4,700 sq. ft. proposed), lot width (50 feet required and 47 feet proposed), front-yard setback (20 feet required and 14.63 feet existing), and parking (four off-street parking spaces required, and one space proposed in the front

yard and one space proposed in the side yard as tandem). Proposed lot 23.02 requests variances for lot area (5,000 sq. ft. required and 2,800 sq. ft. proposed), lot width, (50 feet required and 28 feet proposed), front-yard setback (20 feet required and 15 feet proposed), side-yard setback (4 feet required and 3.25 feet proposed on both sides), combined side-yard setback (14 feet required and 6.50 feet proposed), lot coverage (40 percent permitted and 45.7 percent proposed) and parking (four off-street parking spaces

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

**3. Omar Mosque**

***167-175 Knickerbocker Avenue; Block 7006, Lots 10, 11 & 12 & 181-187***

***Knickerbocker Avenue; Block 7006, Lots 6, 7 & 8***

In order to provide additional parking for the Omar Mosque, located at 489-503 Getty Avenue, Block 7006, Lot 13, the applicant proposes to construct two separate parking areas on land that previously contained residential structures. At 167-175 Knickerbocker Avenue, on the combined lots having area of 10,000 square feet, the applicant proposes 38 tandem parking spaces. A variance is requested for a portion of the rear lot line not providing a minimum three (3) foot landscaped area. At 181-187 Knickerbocker Avenue, on the combined lots having area of 12,500 square feet, the applicant proposes 37 parking spaces. 177-179 Knickerbocker Avenue, Block 7006, Lot 9 is a 5,000 square foot lot located between the two proposed parking areas and is not part of this application. This proposal is located within the R-2 Low-Medium Density Zone. Variances are required for the stacking of vehicles and for not providing a three (3) foot landscaped area.

***Requires Site Plan Approval and Bulk Variances***  
***APPLICATION WITHDRAWN BY APPLICANT***

**4. Adoption of Resolutions**

***a. 199-203 Liberty Street; Block 1403, Lot 16***

***b. 155-161 Gould Avenue; Block 6703, Lot 4***

***c. 173-175 Twelfth Avenue; Block 3502, Lot 35***

***d. 149 Governor Street; Block 3111, Lots 29, 30, & 31***

***e. 217-297 Getty Avenue; Block 6701, Lot 2 – Escrow Close-Out Resolution***

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**