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AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, JANUARY 3, 2024
TIME: 6:30 P.M.
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

THE FOLLOWING MATTERS WILL BE HEARD:

1. **Roselys Ramirez** **TO BE ADJOURNED TO A DATE TO**
25-29 North 3rd Street; Block 304, Lots 7 & 8 **BE DETERMINED**

The applicant proposes a merger of the lots and a re-subdivision of the total combined lot area of 6,250 square feet into two lots. Proposed lot 7.01 is to contain the existing two-family dwelling on a proposed 3,000 square foot lot. Proposed lot 8.01 is to contain a proposed three-story two-unit dwelling on a proposed 3,250 square foot lot. This proposal is located within the RA-2 Zone of the First Ward Redevelopment Plan. Proposed lot 7.01 requests variances for front-yard setback (maximum 7 feet required and 11.99 feet existing), side yard setback (3 feet required and 0.73 feet existing on the eastern side yard), and parking (four off-street parking spaces required, and zero parking spaces proposed). Proposed lot 8.01 requests variances for front-yard setback (maximum 7 feet required and 15 feet proposed), number of the stories (2.5 stories permitted and 3 stories proposed), height of the proposed retaining wall in the front yard setback (maximum 4 feet permitted and 5.75 feet proposed), maximum width of the driveway (12 feet required and 17.6 feet proposed), and parking (four off-street parking spaces required and three off-street parking spaces proposed inside the garage, two of which are in tandem).

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

2. **Alimi Builders LLC**
Partial Street Vacation of a Portion of Carlisle Avenue

Location: Located at a point beginning at the northerly line of the northwest corner intersection of Carlisle Avenue (a paper street) and Garret Street (an improved municipal roadway), 200 feet southerly from the intersection of Dixon Avenue and Garret Street; then 125 feet in a westerly direction to a point in the northerly right-of-way line of lands adjoining Block 5103, Lot 23 now or formally the Garret Heights Condominiums, then 25 feet in a southerly direction, then in an easterly direction 125 feet to the southwest corner of Carlisle Avenue (a paper street) and Garret Street (an improved municipal roadway), then 25 feet in a northerly direction to the point and place of beginning. Area to be vacated contains 3,750 square feet. The applicant requests that the Planning Board recommend to the City Council the street vacation of a portion of an unimproved portion of Carlisle Avenue as indicated above. The proposed vacated portion is an unimproved municipal roadway. The parcel in question contains approximately 3,750 square feet and is located south of Block 5703, Lot 12 and north of Block 5103, Lot 23. ***Requires Recommendation to the Paterson City Council. (FIRST APPEARANCE)***

3. *Early Dreamers Academy, LLC*
907-909 East 28th Street; Block 8818, Lot 7

The applicant proposes to operate a new daycare facility in the basement and the first floor of an existing mixed-use building in the B-1 Neighborhood Business District. The lot contains 5,000 sq. ft. and the building contains 2,400 square feet on each floor. The basement proposes a bathroom, a closet, an office, a break room and storage for the daycare facility and landlord storage and utility areas for the building owner. The first floor proposes two handicap bathrooms, an infant room and three toddler areas. The second floor contains two 2-bedroom residential units. Three (3) off-street parking spaces are provided. The Planning Board must determine the adequacy of the on-site drop off and pick up area and whether the exterior play area of 350 sq. ft. is sufficient or requires a variance.

Requires Site Plan Approval and Bulk Variances
(FIRST APPEARANCE)

4. *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, CALL TO SCHEDULE AN APPOINTMENT 973-321-1343 OR EMAIL MPEREZ@PATERSONNJ.GOV.

JANICE NORTHROP, CHAIRWOMAN
MIRIAM R. PEREZ, BOARD SECRETARY