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AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

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

THE FOLLOWING MATTERS WILL BE HEARD:

1. *River Street Partners, LLC.*
239-241 River Street; Block 3101, Lots 4 & 5

On a 3,579 square foot vacant lot, the applicant proposes to utilize lots 4 and 5 for an automobile sale's operation by paving the property and installing a trailer as an office on-site. This proposal is located within the Mixed Use District (MU). Variances are requested for the following: minimum lot area, as 10,000 square feet is required and 3,579 square feet is existing; lot width, as 100 feet is required and 55 feet is existing, and height of the proposed fence along the front property line, as a maximum of 4 foot high fence is permitted and a 6 foot high fence is proposed.

Requires Site Plan Approval and Bulk Variances

(FIRST APPEARANCE)

2. *102 Gray Street Holdings LLC*
102-116 Gray Street; 6503, Lot 4

On a 20,000 square foot lot, located on the northwest corner of Beckwith Avenue and Gray Street, the applicant proposes to construct a partial second floor addition to an existing business, which finishes and distributes handbags and accessories by online sales. The addition is solely for storage of materials and to make the existing operation more efficient. A new elevator is proposed. No new building footprint is proposed and the businesses use is permitted in the I-2 Industrial District. A partial basement area of 8,307 square feet will remain. No retail use will take place on site. A portion of the existing second floor roof will require removal. An existing first floor tenant will continue to operate a wholesale auto parts/storage space of 4,831 square feet. Existing non-conforming conditions will continue and the addition will increase the side-yard setbacks and the rear-yard setback, which are 0 feet from the property, lines, whereas a setback of 10 feet is required and will continue at zero feet with the proposed building addition. A variance is required for parking, as 14 off-street parking spaces are required and six (6) off-street 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
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