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AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, MARCH 20, 2024
TIME: 6:30 P.M.
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

THE FOLLOWING MATTERS WILL BE HEARD:

1. Samad Hussain
157 Beech Street; Block 6302, Lot 1

On a 1,875 square foot vacant lot, the applicant proposes to construct a three and a half-story, two unit dwelling. The first floor proposes a two-car garage with access to 20th Avenue, a mechanical room, a laundry room and a 500 square playroom with stairs to the second floor. The second floor proposes three bedrooms, one full bathroom, a kitchen and a living/dining room. The third floor also proposes three bedrooms, one full bathroom, a kitchen and a living/dining area. Interior stairs from the third floor unit lead to a half-story attic that includes a playroom, a full bathroom and an office. This proposal is within the RA-2 Zone of the Fifth Ward Redevelopment Plan and is located on the northeast corner of Beech Street and Twentieth Avenue. Variances are requested for the following: Front-yard setback as a minimum of 3 feet is required and 2.25 feet is proposed. Rear-yard setback as a minimum of 20 feet is required and 10 feet is proposed. Number of Building Stories, as a three (3) Story Building is permitted and a 3 ½ Story Building is proposed. Off-street parking shall be accessed by a curb cut not wider than twelve (12) feet and a twenty (20) foot wide curb cut is proposed.

Requires Site Plan Approval and Bulk Variances
(FIRST APPEARANCE)

2. Thomas Singletary
33-35 Doremus Street; Block 1006, Lot 30

The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots. Proposed lot 30.01 is to contain a proposed three-story two-unit dwelling on a proposed 2,500 square foot lot. Proposed lot 30.02 is to contain a proposed three-story two-unit dwelling on a proposed 2,500 square foot lot. This proposal is located within the R-3 High-Medium Density Residential District. Proposed lot 30.1 requests variances for minimum lot area (5,000 square feet required and 2,500 square feet proposed), lot width (50 feet required and 25 feet proposed), front-yard setback (20 feet required and 14.89 feet and 3.08 feet proposed from Doremus Street and Kearney Street respectively), side yard setback (4 feet required and 3.08 feet proposed on the western side yard), maximum lot coverage (40 percent permitted and 48 percent proposed), and parking (four off-street parking spaces required, and two parking spaces proposed inside the garage). Proposed lot 30.02 requests variances for minimum lot area (5,000 square feet required and 2,500 square feet proposed), lot width (50 feet required and 25 feet proposed), front-yard setback (20 feet required and 14.89 feet proposed), side yard setback (4 feet required and 3.08 feet proposed on each side), combined side yard setbacks (14 feet required and 6.16 feet proposed) maximum lot coverage (40 percent permitted and 48 percent proposed), and parking (four off-street parking spaces required, and two parking spaces proposed inside the garage as tandem spaces).

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

3. Adoption of Resolutions**a. 506-522 Totowa Avenue; Block 801, Lot 12**

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