



Andre Sayegh
Mayor

Michael Deutsch, PP, AICP
Division Director

Alfred V. Acquaviva, Esq.
Counsel to the Board

Solmaz Farzboud, PP, AICP
Principal Planner

Miriam R. Perez
Board Secretary

CITY OF PATERSON PLANNING BOARD

125 Ellison Street, 4th Floor
Paterson, New Jersey 07505
Tel: (973) 321-1343
Fax: (973) 321-1345

COMMISSIONERS

Janice Northrop, Chairperson
Fannia Santana, Vice Chairperson
Kobir Ahmed
Mark Fischer
Badrul Hasan
Imran Hussain
Pedro Liranzo

ALTERNATES

Frankie Roman
Zoraya Ammar

MAYOR'S REPRESENTATIVE

Delbres Claudio

COUNCIL REPRESENTATIVE

Shahin Khalique

AGENDA **SPECIAL MEETING OF THE PLANNING BOARD** **IMPORTANT CHANGES NOTED BELOW** **THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED**

DATE: MONDAY, APRIL 1, 2024
TIME: 6:30 P.M – VIRTUAL MEETING

PUBLIC PARTICIPATION WILL BE AVAILABLE BY CALLING 1-973-321-1579, MEETING ID #8326, PRESS *1 TO LISTEN TO THE MEETING, PRESS *3 TO BE ADDED TO THE SPEAKER QUEUE, ON THE DATE AND TIME THAT THE MEETING IS SCHEDULED TO COMMENCE. THE PUBLIC MAY ALSO PARTICIPATE IN THE MEETING BY ACCESSING THE WEBSITE OF THE CITY OF PATERSON: WWW.PATERSONNJ.GOV AND FOLLOWING THE EMAIL LINK FOR THE MEETING <https://www.youtube.com/c/CityofPatersonNJCityHall/live>

THE FOLLOWING MATTERS WILL BE HEARD:

Mercado's Properties LLC

322 West Broadway; Block 703, Lot 19

On a 7,360 square foot lot, the applicant proposes to remove the existing two-story dwelling on the site, and subdivide the parcel into three lots to construct a three-story, two-unit dwelling on each lot. Proposed Lots 19.01 and 19.03 propose lot sizes of 2,555 square feet and lot widths of 25.82 feet. Proposed Lot 19.02 proposes a lot size of 2,250 square feet and a lot width of 22.73 feet. The first floor of each structure proposes parking for four (4) vehicles and a storage and utility room for each of the units. The second and third floors of each unit proposes a three-bedroom, two-bathroom unit of approximately 1,200 square feet. The rear of each unit includes a balcony. This proposal is within the R-2 Residential Zone and within the City's First Ward and is located on the east side of West Broadway, 129 feet south of Burhans Avenue. Variances are requested for the following on all three (3) proposed lots: Lot area; 5,000 square feet required and 2,250 square feet and 2,555 square feet proposed. Lot width 50 feet required and 22.73 feet and 25.82 feet provided. Individual and combined side-yard setbacks, as a minimum of 4 feet is required between structures and zero feet is proposed. Combined side-yard setbacks as a minimum of 14 feet is required and zero feet and 3.05 feet is proposed. Lot coverage, as a maximum coverage of 40 percent is permitted and 51.1 percent and 58 percent is proposed. In addition to the required subdivision deeds, a common driveway access cross easement is required, as all three proposed buildings will be served by one access driveway located on proposed Lot 19.02.

Requires Subdivision Approval, 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
MIRIAM R. PEREZ, BOARD SECRETARY