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

DATE: WEDNESDAY, APRIL 3, 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:

1. Luciano Delance

349-351 Madison Avenue; Block 2709, Lot 15

The applicant proposes to subdivide the existing 5,545 square foot parcel into two lots. Proposed lot 15.01 is to contain the existing two-family dwelling on a proposed 3,045 square foot lot. Proposed lot 15.02 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 15.01 requests variances for lot area (5,000 sq. ft. required and 3,045 sq. ft. proposed), lot width, (50 feet required and 26.66 feet proposed), front-yard setback (20 feet required and 0 feet existing from Eighth Avenue and 4.2 feet existing from Madison Avenue), side yard setback (4 feet required and 2.56 feet proposed as a result of the subdivision), parking setback (3 feet required and 2.07 feet proposed), and parking (four parking spaces required and three parking spaces proposed). Proposed lot 15.02 requests variances for lot area (5,000 sq. ft. required and 2,500 sq. ft. proposed), lot width (50 feet required and 25 feet proposed), front yard setback (20 feet required and 15 feet proposed), side-yard setback (4 feet required and 3.08 feet proposed on each side yard), combined side-yard setback (14 feet required and 6.16 feet proposed), lot coverage (40 percent required and 48 percent proposed), and parking (four off-street parking spaces required, and two off-street parking spaces proposed inside the garage).

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

2. 11 Goshen ST LLC

993 Main Street, Block 6705, Lot 22

On a 2,500 square foot lot, the applicant proposes to remove the existing two-and a-half story building on the site and construct a three-story building with a commercial use and one residential unit on the first floor and two residential units on both the second and third floors. This proposal is within the B-2 Community Business District and within the City's Sixth Ward and is located on the east side of Main Street, 50 feet south of Gould Avenue. Variances are requested for the following: Lot area; 5,000 square feet required and 2,500 square feet is existing. Lot width; 50 feet required and 25 feet is existing. One side-yard setback; 4.17 feet is proposed and 10 feet is required.

Rear-yard setback as a minimum of 25 feet is required and 10 feet is proposed. Lot coverage; as a maximum coverage of 60 percent is permitted and 74.44 percent is proposed. Parking: Seven parking spaces are required on the property in question and zero are provided on site.

Requires Site Plan Approval and Bulk Variances (FIRST APPEARANCE)

3. 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**