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AGENDA SPECIAL MEETING OF THE PLANNING BOARD

DATE: MONDAY, MAY 12, 2025
TIME: 6:30 P.M. & 7P.M.
PLACE: COUNCIL CHAMBERS, 3RD FLOOR
PATERSON CITY HALL
155 MARKET STREET

THE FOLLOWING MATTERS WILL BE HEARD:

1. **Project ID# A2025-008** - **6:30P.M.**
Ali Darwiche
909 Main Street; Block# 6710, Lot(s)# 20

The applicant proposes to construct a two-story addition behind the existing mixed commercial and residential use for a total of one commercial space and two (2) residential units. The existing basement level indicates no changes. The proposed first floor indicates the expanded commercial space including a half bathroom for a total of 1,900 square feet. The proposed second floor is to contain 2 two-bedroom units. The parcel has a lot area of 2,498 square feet. This proposal is within the B-2 Community Business District. Variances are requested for the following: minimum lot area, as 5,000 square feet is required and 2,498 square feet is existing; lot width, as 50 feet is required and 25 feet is existing; rear yard setback, as 25 feet is required and 11.06 feet is proposed; building coverage, as 60 percent is permitted and 78.4 percent is proposed, and parking as three (3) spaces are required and zero spaces are proposed.

Requires Site Plan Approval and Bulk Variances.

-FIRST APPEARANCE, CARRIED FROM MAY 5, 2025

2. **Project ID# A2025-032** - **7:00P.M.**
204-206 Harrison Street, LLC
204-206 Harrison Street; Block# 3211, Lot(s)# 14 & 15

The previous three-story, multi-unit building on the parcels was damaged by fire and then razed. The existing three-story, twelve (12) unit building on the site contains four (4) handicap accessible two-bedroom units on the first floor. The second and third floors: contain four (4) two-bedroom units on each floor for a total of eight (8) units and a grand total of twelve (12) units in the building. The parcel has area of 4,965 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: lot area, as a minimum lot size of 5,000 square feet is required and 4,965 square feet exists, front-yard setback, as a minimum of three feet is required and zero feet exists; both side-yard setbacks, as five feet is required on each side and 3.1 feet exists on both sides; rear-yard setback, as a minimum of twenty feet is required and 16 feet exists; lot building coverage, as 60 percent building coverage is permitted and 73 percent building coverage exists; lot building coverage, as 80 percent is permitted and 85 percent exists; open space as 1,800 square feet is permitted and 764 square feet exists; and parking, as 12 parking spaces are permitted and 0 parking spaces exist.

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 mtorres@patersonnj.gov.

JANICE NORTHROP, CHAIRWOMAN
MAYRA TORRES-ARENAS, BOARD SECRETARY