



CITY OF PATERSON PLANNING BOARD

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

DATE: MONDAY, JUNE 2, 2025
TIME: 6:30 P.M.
LOCATION: COUNCIL CHAMBERS, 3RD FLOOR
PATERSON CITY HALL
155 MARKET STREET

THE FOLLOWING MATTERS WILL BE HEARD:

- 1. Project ID# A2023-074**
Carroll St. NJ, LLC
39-45 Carroll Street
Block# 3211, Lot# 1

The applicant proposes to subdivide the existing 10,000 square foot parcel into two lots. Proposed lot 1.01 is to contain a proposed four-story building including one commercial space and twelve residential units on a proposed 5,000 square foot lot. Proposed lot 1.02 is to contain the existing four story, twelve-unit dwelling on a proposed 5,000 square foot lot. This proposal is located within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Proposed lot 1.01 requests variances for front yard setback (minimum 3 feet required and 0 feet proposed on both Carroll Street and Harrison Street), side-yard setback (5 feet required and zero feet proposed on both eastern and southern side yards), maximum lot coverage (60 percent permitted and 91.5 percent proposed), maximum lot impervious coverage (80 percent permitted and 91.5 percent proposed), number of the stories (3.5 stories permitted and 4 stories proposed), parking (12 parking spaces required and nine spaces proposed), and width of the driveway (maximum 12 feet permitted and 24 feet proposed). Proposed lot 1.02 requests variances for front yard setback (minimum 3 feet required and zero feet existing), side yard setback (5 feet required and 1.30 feet proposed on the northern side yard and 3.39 feet existing on the southern side yard), maximum lot coverage (60 percent permitted and 63.6 percent proposed), lot impervious coverage (80 percent permitted and 100 percent proposed), open space and amenity area (1,800 square feet required and 1,300 square feet proposed), number of the stories (3.5 stories permitted and 4 stories existing), and parking (18 parking spaces required and zero parking spaces proposed).

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances.

- FIRST APPEARANCE, CARRIED FROM MAY 21, 2025

- 2. Project ID# A2023-071**
Joemana Albibi
1028 East 27th Street
Block# 7408, Lot(s)# 9

On a vacant 2,500 square foot lot, the applicant proposes to construct a three-story, two-unit dwelling with two-bedrooms in each unit. Variances are requested for lot size as 5,000 sq. ft. is required and 2,500 sq. ft. is proposed. A minimum lot width of 50 feet is required and 25 feet is proposed. A minimum front-yard setback of 20 feet is required and 19 feet and 2 inches is proposed.

A combined side-yard setback of 14 feet is required and 6 feet 8 inches is proposed; as 3 feet 4 inches is proposed on each side-yard. A maximum lot coverage of 40 percent is permitted and a maximum lot coverage of 46.2 percent is proposed. Three off-street parking spaces are required and two off-street parking spaces are proposed. The parcel is located in the R-2 Low Medium Density Residential District. **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 MTORRES@PATERSONNJ.GOV.

JANICE NORTHROP, CHAIRWOMAN
MAYRA TORRES-ARENAS, BOARD SECRETARY