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Shahin Khalique

DATE: WEDNESDAY, APRIL 17, 2019
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

1. United Assets Management, LLC
171-173 Carroll Street; Block 4201, Lot 21
The applicant proposes to construct a five-story mixed use building with one (1) commercial space on the first floor and residential units on the second, third and fourth floors. A total of twenty (20) one-bedroom residential units are proposed. Each of the upper floors will contain five (5) units. Six (6) off-street parking spaces are proposed behind the first floor commercial spaces with access to Van Houten Street. Variances are requested for side-yard setbacks, as a total of thirteen (13) feet is required and zero (0) feet is proposed; rear-yard setback, as twenty (20) feet is required and zero (0) feet is proposed; lot building coverage, as a maximum of 80 percent is permitted and 95.5 percent is proposed; and parking, as twenty-one (21) parking spaces are required and six (6) spaces are proposed. This proposal is within the C-2 Zone of the Fifth Ward Redevelopment Plan.
Requires Site Plan Approval and Bulk Variances
2. N.J. Real Estate Asset Holding, LLC
357-363 Preakness Avenue; Block 1210, Lot 28
The applicant proposes to subdivide the existing 6,190.5 square foot parcel into two lots. Proposed Lot 28.01, which will continue to contain an existing two-family dwelling proposes a 3,040.5 square foot lot. Proposed Lot 28.02 proposes a new two-family dwelling on a proposed 3,150 square foot lot. Proposed Lot 28.01 requests new variances for lot area, as 5,000 square feet is required and 3,040.5 square feet is proposed; lot width as 50 feet is required and 40.54 feet is proposed; lot building area as 40 percent is permitted and 48.2 percent is proposed; parking as 4 off-street parking spaces are required and 2 are proposed and not providing the required 3 foot grass buffer between property lines. Proposed Lot 28.02 requests new variances for lot area as 5,000 square feet is required and 3,150 square feet is proposed, lot width as 50 feet is required and 42 feet is proposed; front-yard setback on Chamberlain Avenue as a 20 foot setback is required and a 15 foot setback is proposed; rear-yard setback as a minimum of 20 feet is required and 10.83 feet is proposed; and parking as 4 off-street parking spaces are required and 2 are proposed. This proposal is located within the R- 2 Low-Medium Density Residential District.
Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances
3. North Jersey Holdings II, LLC
170-174 Sherman Avenue; Block 1012, Lot 31
The applicant proposes to subdivide the existing 7,500 square foot parcel into two lots containing 3,750 square feet each. Each proposed lot will have width of 37.50 feet and depth of 100 feet. The applicant proposes to construct a new three-story, two-family dwelling on one of the proposed 3,750 square foot lots, designated as lot 31.02. An existing two and a half story, three-family dwelling is to remain on

the other proposed 3,750 square foot lot, designated as lot 31.01. Additionally, the applicant proposes to remove the existing masonry garage on the northwest corner of the lot. A twelve (12) foot wide easement is also proposed for driveway access to the rear of Lot 31.01 over the property of Lot 31.02. New variances on proposed Lot 31.01 are requested for lot area as 5,000 square feet is required and 3,750 square feet is proposed; lot width as 50 feet is required and 37.5 feet is proposed, side-yard setback as a total side-yard setback of 14 feet is required and 12.59 feet is proposed, open space as 700 square feet is required and 370 square feet is proposed; and parking, as 6 parking spaces are required and 4 parking spaces are proposed. New variances on proposed Lot 31.02 are requested for lot area as 5,000 square feet is required and 3,750 square feet is proposed; lot width as 50 feet is required and 37.5 feet is proposed, side-yard setback as a total side-yard setback of 14 feet is required and 11.83 feet is proposed, parking, as two of the required parking spaces are proposed within the front-yard setback and open space as 600 square feet is required and zero (0) is proposed. This proposal is located within the R-3 High-Medium Density Residential District.

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances

4. Adoption of minutes.
5. 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, 8:30 a.m. to 4:30 p.m., Monday through Friday.

JANICE NORTHROP, CHAIRWOMAN
MARGARITA VEGA, SECRETARY