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PLANNING BOARD SPECIAL MEETING

DATE: MONDAY, JULY 29, 2019
TIME: 6:30 P.M.
**PLACE: Council Chambers,
Third Floor, City Hall**

AGENDA:

1. New Jersey Community Development Corporation
157 Wayne Avenue; Block 923, Lot 9
The applicant proposes to construct a four (4) unit dwelling on a vacant 2,400 square foot lot. The first floor proposes a two-bedroom unit of 900 square feet and common hall and stairway access of 200 square feet. The second floor also proposes a two-bedroom unit of 900 square feet and common hall and stairway access of 200 square feet. The third floor proposes one studio unit of 397 square feet, 1 one-bedroom unit of 603 square feet and common hall and stairway access of 100 square feet. This proposal is within the R-3 High Medium Density Residential District. Variances are requested for minimum lot square footage area as a four (4) unit dwelling requires 6,600 square feet (1,650 square feet per dwelling unit) and 2,400 square feet exists; a minimum lot width of fifty (50) feet is required and twenty-five (25) feet of lot width exists; a minimum front-yard setback of ten (10) feet is required and a front-yard setback of three (3) feet is proposed; minimum side-yard setbacks of three (3) feet are required on both side-yards and portions of the building are proposed on both side-yard lot lines; and a lot coverage of 40 percent is permitted and lot coverage of 45.8 percent is proposed. A total of eight (8) off-street parking spaces are required and zero (0) off-street parking spaces are proposed.
Requires Site Plan Approval and Bulk Variances
2. Adoption of minutes.
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, 8:30 a.m. to 4:30 p.m., Monday through Friday.

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