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CITY OF PATERSON

PLANNING BOARD

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AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, SEPTEMBER 7TH, 2022
TIME: 6:30 P.M. – VIA WEBINAR SESSION

NOTICE PURSUANT TO THE OPEN PUBLIC MEETINGS ACT, ADDRESSING EFFECT OF CORONAVIRUS MEASURES ON THE NEXT PUBLIC MEETING

CONSISTENT WITH THE CORONAVIRUS-RELATED RESTRICTIONS OF EXECUTIVE ORDER NO. 107, GIVEN ON SATURDAY, MARCH 21, 2020 BY GOVERNOR PHILIP D. MURPHY, THE PLANNING BOARD OF THE CITY OF PATERSON WILL NOT CONDUCT IN-PERSON PARTICIPATION OF THE PUBLIC AT ALL FUTURE MEETINGS UNTIL FURTHER NOTICE. HOWEVER, PUBLIC PARTICIPATION WILL BE AVAILABLE "BY MEANS OF COMMUNICATION EQUIPMENT" PURSUANT TO N.J.S.A. 10:4-8, COMMENCING ON APRIL 15, 2020.

THOUGH THERE MAY POTENTIALLY BE A PRACTICAL NEED FOR A LIMITED NUMBER OF ADMINISTRATIVE, TECHNICAL, OR OTHER CITY PERSONNEL TO BE PRESENT IN OR NEAR THE COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL, 155 MARKET STREET, PATERSON, NEW JERSEY, IN-PERSON PARTICIPATION OF THE PUBLIC IS PROHIBITED. NEVERTHELESS FOR REASONS OF COMPLIANCE WITH THE SAID EXECUTIVE ORDER NO. 107, PUBLIC PARTICIPATION WILL BE AVAILABLE BY **CALLING 1-973-321-1579, MEETING ID #711-680-001 (PLANNING BOARD REGULAR MEETING OF WEDNESDAY, SEPTEMBER 7TH, 2022 AT 6:30 P.M.)** 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 WWW.PATERSONNJ.GOV

The following matters will be heard:

- 1. Miller's XXING, LLC.**
119-121 Lewis Street; Block 6413, Lot 2

The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots. Proposed lot 2.01 is to contain a proposed three-story two-unit dwelling on a proposed 2,500 square foot lot. Proposed lot 2.02 is to contain a 2,500 square foot lot and proposes a new second-floor residential unit above the existing one family dwelling. This proposal is located within the R-3 High-Medium Density Residential District. Proposed lot 2.01 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), side-yard setback (4 feet required and 3.03 feet proposed), combined side-yard setback (14 feet required and 6.17 feet proposed), rear-yard setback (20 feet required and 16 feet proposed), maximum lot coverage (40 percent required and 49 percent proposed), and parking (four off-street parking spaces required, and two off-street parking spaces proposed as tandem). Proposed lot 2.02 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 zero feet is existing), side-yard setback (4 feet required and 0.9 feet is existing), combined side-yard setback (14 feet required and 2.77 feet proposed as a result of subdivision), lot coverage (40 percent permitted and 49.8 percent proposed) and parking (three(3) off-street parking spaces required and zero off-street parking spaces proposed).

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

**2. 259 Spring Street, LLC.
263 Spring Street, 261 Spring Street & 259 Spring Street;
Block 5806, Lot 20, 21 & 22**

The applicant proposes to remove the existing two-story buildings on lots 21 and 22 and construct a new five-story residential building on lots 20, 21 and 22 with a total of twenty (24) residential units. The partial basement floor proposes an elevator, a utility room, a storage room, a gas room, and a staircase. The first floor proposes a lobby, an elevator, two staircases, a mail room, a refuse/recycle room, an exercise room with an accessible restroom inside, an open landscaped area with seating, a bike rack, and sixteen (16) total parking spaces. Each of the second thru fifth floors proposes 2 one-bedroom units and 4 two-bedroom units. The roof proposes a mechanical area, the staircase, and the elevator bulkhead. The subject property has an area of 7,497.22 square feet. This proposal is within the Mixed Use Hospital District (MU-H) of Area 11 Redevelopment Zone. Variances are requested for the following: lot area, as minimum lot area of 22,000 square feet is required and 7,497.22 square feet is proposed; rear yard setback, as 15 feet is required and 5.29 feet is proposed; maximum building coverage, as 70 percent is required and 79 percent is proposed; maximum impervious surface coverage; as 70 percent is required and 91 percent is proposed; parking, as 34 off-street parking spaces are required and sixteen (16) parking spaces are proposed, and the distance between the parking area and the eastern property line, as 3 feet is required and zero feet is proposed.

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, 8:30 a.m. to 4:00 p.m., Monday through Friday. Please call to schedule an appointment at 973-321-1343 or email mperez@patersonnj.gov.

**JANICE NORTHROP, CHAIRWOMAN
MIRIAM R. PEREZ, BOARD SECRETARY**