



CITY OF PATERSON

PLANNING BOARD

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AGENDA

REGULAR MEETING

PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, MARCH 15, 2023
TIME: 6:30 P.M.
PLACE: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

The following matters will be heard:

- 1. Paterson Falls Realty Group, LLC.**
8 Lake Street; Block 3610, Lot 6

On a vacant 2,450 square foot lot, the applicant proposes to construct a new three-story residential building with a total of five (5) units. The first floor proposes a one-bedroom unit, a stairwell, a package area, a sprinkler room, mailboxes, and 451 square feet of amenity area. The second and third floors are identical in layout and propose 4 one-bedroom units. The roof plan proposes the area for air conditioner units. 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 2,450 square feet is existing; lot width, as 50 feet is required and 24.50 feet is existing; side yard setback, as 5 feet is required and zero feet is proposed on the northern side yard, and rear-yard setback, as 20 feet is required and 18 feet is proposed.

Requires Site Plan Approval and Bulk Variances
(FIRST APPEARANCE)

- 2. United Assets Management, LLC**
621 Madison Avenue; Block 3419, Lot 1

The applicant proposes to remove the existing two-and-a-half frame dwelling and construct a 3-story apartment building with six off-street parking spaces. The first floor proposes one 1-bedroom unit and one 2-bedroom unit. The second and third floors each propose one studio unit, two 1-bedroom units and one 2-bedroom unit. A total of ten (10) residential units are proposed. The roof plan indicates stairway access and ten mechanical units. New variances are requested for lot area, as a minimum of 5,000 square feet is required and 4,717 square feet is existing; side/front yard setbacks as one side-yard setback of a minimum of 5 feet is required and 3.25 feet is provided; a side-yard/front-yard setback; as a minimum of 3 feet is required for a front-yard setback and 5 feet is required for a side-yard setback; lot building coverage, as a maximum of 60 percent is required and 72 percent is proposed; lot impervious coverage, as a maximum of 80 percent is permitted and 87 percent is proposed; open space as 1,500 square feet is required and 90 square feet is proposed and parking as 12 parking spaces are required and after a reduction of 2 EV spaces, 10 spaces are required and 6 spaces are proposed. The building is located on the southeast corner intersection of Hamilton Avenue and Madison Avenue. This proposal is located within the RA-2 Residential District of the Fourth Ward Redevelopment Plan.

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. Please call to schedule an appointment at 973-321-1343 or email mperez@patersonnj.gov.

JANICE NORTHROP, CHAIRWOMAN
MIRIAM R. PEREZ, BOARD SECRETARY