



# CITY OF PATERSON PLANNING BOARD

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## AGENDA SPECIAL MEETING PLANNING BOARD

**THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED**

**DATE: MONDAY, MAY 8, 2023**  
**TIME: 6:30 P.M & 7:00 P.M.**  
**PLACE: CITY HALL**  
**COUNCIL CHAMBERS 3<sup>RD</sup> FLOOR**

The following matters will be heard:

- 1. 199 West Broadway, LLC** **6:30p.m.**  
**39-43 Belmont Avenue; Block 601, Lot, 6**

The applicant proposes to subdivide the existing 14,738 square foot lot vacant lot into three lots. The proposed three (3) lots, described as proposed Lots 6.01, 6.02 and 6.03 on the Proposed Minor Subdivision dated October 4, 2022 and prepared by DMC Associates, INC., are to have lot areas of 3,850 square feet, 4,199 square feet and 6,688 square feet. As indicated on the architectural plans dated October 3, 2022, each lot is to have a two-unit, 3-story dwelling constructed upon it. All lots have frontage on Belmont Avenue. Variances are requested on lot 6.01 for minimum lot width, as a minimum of 25 feet is required and an average lot width of 19.19 feet is proposed; maximum front-yard setback, as a maximum of 7 feet is permitted and lots 6.01, 6.02 proposes a setback of 20 feet and lot 6.03 proposes a setback of 28 feet; number of building stories, as 2.5 building stories is permitted and each dwelling proposes 3 building stories; and parking, as each two-unit dwelling requires 4 parking spaces, each two unit dwelling proposes 2 parking spaces, resulting in a two parking space deficiency for each two unit dwelling and a total of a six unit parking variance request. This proposal is located within the RA-1 District of the Fourth Ward Redevelopment Zone.

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

- 2. Skyline Equity, LLC** **7:00p.m.**  
**382-386 Dakota Street, 388-392 Dakota Street**  
**and 9-13 Dey Street; Block 6913, Lots 4, 5, 6**

The applicant proposes a partial merger of the lots and a re-subdivision of the lots, which have combined lot area of approximately 15,388 square feet and subdivide them into seven (7) lots. The proposed seven (7) lots, described as proposed Lots 4.01, 4.02, 4.03, 4.04, 4.05, 4.06 and 4.07 on the Site Plan & Major Subdivision revised on April 19, 2023 and prepared by DMC Associates, INC., are to have different lot areas of 3,246 square feet, 2,079 square feet, 2,020 square feet, 2,025, and 1,968 square feet. As further described on the above plan, each lot is to have a two-unit, 3-story dwelling constructed on each lot. Four (4) lots are to have frontage on Dey Street, one (1) lot is to have frontage on Dakota Street, and two (2) lots are to have frontage on both Dey Street and Dakota Street. All existing structures on the lots are to be removed. Variances are requested on lots 4.01 and 4.03 for lot area, as a minimum of 5,000 square

feet is required and 3,246 square feet is proposed for lot 4.01 and 2,020 square feet is proposed for lot 4.03; lot width, as 50 feet is required and 56.31 feet is proposed for lot 4.01 and 27 feet is proposed for lot 4.03; front yard setback from Dakota Street, as 10 feet is required and 2 feet is proposed for lot 4.01 and 6.52 feet is proposed for lot 4.03; one side-yard setback, as a minimum of four (4) feet is required on one side and 3 feet is proposed for both lots 4.01 and 4.03; both side yard setbacks, as 14 feet is required and 6 feet is proposed for both lots 4.01 and 4.03, and maximum lot building coverage, as a maximum coverage of 40 percent is permitted and a lot coverage of 40.6 percent is proposed for lot 4.01 and 56.8 percent is proposed for lot 4.03. Variances are requested on lot 4.02 for lot area, as 5,000 square feet is required and 2,078 square feet is proposed; lot width, as 50 feet is required and 51.29 feet is proposed; front yard setback, as 10 is required and 3 feet is proposed from Dey Street and 2 feet is proposed from Dakota Street, and maximum lot building coverage, as 40 percent is required and 40.9 feet is proposed. Variances are requested on lots 4.04, 4.05, 4.06 and 4.07 for lot area, as a minimum of 5,000 square feet is required and 2,025 is proposed for lots 4.04, 4.05 and 4.06, and 1,965 square feet is proposed for lot 4.07; lot width, as 50 feet is required and 27 feet is proposed for lots 4.04, 4.05 and 4.06, and 28 feet is proposed for lot 4.07; one side yard setback, as 4 feet is required and 3 feet is proposed; both side setbacks, as 14 feet is required and 6 feet is proposed; rear yard setback, as 20 feet is required and 10 feet is proposed for lots 4.04, 4.05 and 4.06, and 10.5 feet is proposed for lot 4.07; maximum building lot coverage, as 40 percent is required and 56.7 percent is proposed for lots 4.04, 4.05, and 4.06, and 57.8 percent is proposed for lot 4.07. This proposal is located within the R-2 Low Medium Density Residential District.

***Requires Major Subdivision Approval, 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, 4<sup>TH</sup> 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 MPEREZ@PATERSONNJ.GOV.

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