



CITY OF PATERSON PLANNING BOARD

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AGENDA REGULAR MEETING PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, NOVEMBER 29, 2023
TIME: 6:30 P.M
**PLACE: CITY HALL 4TH FLOOR
CONFERENCE ROOM**

THE FOLLOWING MATTERS WILL BE HEARD:

1. *Partial Street Vacation of a Portion of Cedar Street*

Location: Located at a point beginning at the northerly line of the southwest corner intersection of Straight Street and Cedar Street, 450.09 feet northerly from the intersection of Straight Street and 20th Avenue; then 219 feet in a westerly direction to a point in the northerly right-of-way line of lands adjoining now or formally the New Jersey Transit Rail Operation, then 60 feet in a northerly direction to a point of intersection with Crosby Place (formally vacated), then in an easterly direction 219.98 feet to the northwest corner of Straight Street and Cedar Street, then 60 feet in a southerly direction along the intersection of the Straight Street and Cedar Street easterly right-of-way line to the point and place of beginning. Area to be vacated contains 13,170 square feet. The applicant requests that the Planning Board recommend to the City Council the street vacation of a portion of Cedar Street as indicated above. The proposed vacated portion is an improved municipal roadway. The parcel in question contains approximately 13,170 square feet and is located south of Block 6107, Lot 7 and north of Block 6004, Lot 1.

Requires Recommendation to the Paterson City Council.
(FIRST APPEARANCE)

2. *EC Properties Holdings, LLC.*
565-567 East 24th Street; Block 3406, Lot 23

The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots. Proposed lot 23.01 is to contain a proposed three-story two-unit dwelling on a proposed 2,500 square foot lot. Proposed lot 23.02 is to contain a proposed three-story two-unit dwelling on a proposed 2,500 square foot lot. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed lot 23.01 and lot 23.02 request variances for minimum lot area, as 5,000 square feet is required and 2,500 square feet is proposed; lot width, as 50 feet is required and 25 feet is proposed; front yard setback, as 20 feet is required and 13 feet is proposed; side yard setback, as 4 feet is required and 3.08 feet is proposed on each side; combined side yard setbacks, as 14 feet is required and 6.16 feet is proposed, maximum lot coverage, as 40 percent is required and 48 percent is proposed, and parking as four (4) parking spaces are required and two (2) parking spaces are proposed inside the garage as tandem.

Requires Minor Subdivision Approval, 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, 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