



# CITY OF PATERSON PLANNING BOARD

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## AGENDA REGULAR MEETING PLANNING BOARD

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

**DATE: WEDNESDAY, DECEMBER 6, 2023**  
**TIME: 6:30 P.M**  
**PLACE: CITY HALL**  
**COUNCIL CHAMBERS 3<sup>RD</sup> FLOOR**

THE FOLLOWING MATTERS WILL BE HEARD:

**1. 5 Montclair, LLC.**

**5-7 Montclair Avenue; Block 6811, Lot 15**

The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots. Proposed lot 15.01 is to contain a proposed three-story two-unit dwelling on a proposed 2,500 square foot lot. Proposed lot 15.02 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-3 High-Medium Density Residential District. Proposed lot 15.01 and lot 15.02 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 12.33 feet is proposed; side yard setback, as 4 feet is required and 3 feet and 1 inch is proposed on each side; combined side yard setbacks, as 14 feet is required and 6 feet and 2 inches 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 spaces.

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

**2. 27-29 Robert Street LLC.**

**27-29 Robert Street; Block 6710, Lot 11**

The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots. Proposed lot 11.01 is to contain a proposed three-story, two-unit dwelling on a proposed 2,500 square foot lot. Proposed lot 11.02 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-3 High-Medium Density Residential District. Proposed lot 11.01 and lot 11.02 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 12.33 feet is proposed; side yard setback, as 4 feet is required and 3 feet and 1 inch is proposed on each side; combined side yard setbacks, as 14 feet is required and 6 feet and 2 inches is proposed, maximum lot coverage, as 40 percent is required and 48 percent is proposed, and on-site parking as four (4) parking spaces are required and two (2) on-site parking spaces are proposed inside the garage as tandem spaces.

***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, 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**