



# CITY OF PATERSON PLANNING BOARD

125 Ellison Street, 4<sup>th</sup> Floor  
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## AGENDA REGULAR MEETING PLANNING BOARD

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

**DATE: WEDNESDAY, FEBRUARY 21, 2024**  
**TIME: 6:30 P.M**  
**PLACE: CITY HALL**  
**COUNCIL CHAMBERS 3<sup>RD</sup> FLOOR**

THE FOLLOWING MATTERS WILL BE HEARD:

**1. *Bloomfield Real Estate, LLC***  
***152-154 Bloomfield Avenue; Block 6711, Lot 32***

The applicant proposes to construct a three-story, five (5) unit residential building on a 5,000 square foot lot, located on the southern side of Bloomfield Avenue between Getty Avenue to the east and Main Street to the west. The existing two-and-a-half-story frame dwelling and masonry garage buildings are to be removed. The first floor proposes one handicap accessible 2-bedroom unit. The second floor and third floor proposes two 2-bedroom units on each floor. Exterior parking is provided for six (6) vehicles. Variances are requested for lot area; 8,250 sq. ft. required and 5,000 sq. ft. provided; lot width, 50 feet provided and 80 feet required; combined side-yard setback, 14 feet required and 12 feet provided; rear-yard setback of 25 feet is required and 7 feet is proposed; maximum building coverage is permitted at 40% and as 43% is proposed; each two-bedroom unit requires two parking spaces, for a total of ten off-street parking spaces, and six off-street parking spaces are proposed; and open space, 1,250 sq. ft. required and 500 sq. ft. proposed. This proposal is located within the R-3 High-Medium Density Residential District.

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

**2. *849 Main Street, LLC.***  
***849-853 Main Street; Block 5704, Lots 10 & 11***

The applicant proposes a merger of the lots and a re-subdivision of the total combined lot area of 7,500 square feet into two lots. Proposed lot 10.01 is to contain the existing four-story six-unit dwelling on a proposed 2,550 square foot lot. Proposed lot 11.01 is to contain a proposed three-story mixed-use building including two (2) commercial and ten (10) residential units on a proposed 4,950 square foot lot. This proposal is located within the B-2 Community Business District. Proposed lot 10.01 requests variances for lot area, as 5,000 square feet is required and 2,550 square feet is proposed; lot width, as 50 feet is required and 25.50 feet is proposed; number of the stories, as a three-story building is permitted and a four-story building is existing; building height, as 40 feet is permitted and 43.33 is existing; floor area ratio, as a floor area ratio of 2 is permitted and 2.3 is existing; parking and driveway setback, as 3 feet is required and 1.25 feet is proposed from the rear property line; width of the drive aisle, as 24 feet is required and 20.47 feet is proposed, and parking, as twelve (12) off-street parking spaces are required, and three (3) parking spaces are proposed. Proposed lot 11.01 requests variances for lot area, as 5,000 square feet is required and 4,950 square feet is proposed; lot width, as 50 feet is required and 49.50 feet is proposed; parking setback, as 3 feet is required and 1.25 feet is proposed from the

rear property line; width of the drive aisle, as 24 feet is required and 20.41 feet is proposed, and parking, as twenty-three (23) off-street parking spaces are required and four (4) off-street parking spaces are proposed.

***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](mailto:MPEREZ@PATERSONNJ.GOV).

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