



CITY OF PATERSON PLANNING BOARD

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AGENDA

SPECIAL MEETING OF THE PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: MONDAY, APRIL 15, 2024
TIME: 6:30 P.M – VIRTUAL MEETING

PUBLIC PARTICIPATION WILL BE AVAILABLE BY CALLING 1-973-321-1579, MEETING ID #8326, PRESS *1 TO LISTEN TO THE MEETING, PRESS *3 TO BE ADDED TO THE SPEAKER QUEUE, ON THE DATE AND TIME THAT THE MEETING IS SCHEDULED TO COMMENCE. THE PUBLIC MAY ALSO PARTICIPATE IN THE MEETING BY ACCESSING THE WEBSITE OF THE CITY OF PATERSON: WWW.PATERSONNJ.GOV AND FOLLOWING THE EMAIL LINK FOR THE MEETING <https://www.youtube.com/c/CityofPatersonNJCityHall/live>

1. Paterson Triplex Ln, LLC.

**141-143 East 32nd Street & 145 East 32nd Street;
Block 8405, Lots 22.02 and 22.01**

The applicant proposes a merger of the lots and a re-subdivision of the total combined lot area of the 7,500 square foot parcel into three lots. Proposed lots 22A, 22B and 22C are each to contain a new 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 lots 22A, 22B and 22C request variances for lot area (5,000 sq. ft. required and 2,500 sq. ft. proposed), lot width (50 feet required and 25 feet proposed), side-yard setback (4 feet required and 3 feet proposed), combined side-yard setback (14 feet required and 6 feet proposed), rear yard setback (20 feet required and 13 feet proposed), lot coverage (40 percent permitted and 50.7 percent proposed), parking setback (3 feet required and 0.5 feet proposed), and parking, as two out of the four proposed parking spaces are located in the front yard setback. **Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances**
(FIRST APPEARANCE)

2. Jackson Street Paterson, LLC

**160-162 Jackson Street, 164 Jackson Street & 166 Jackson Street;
Block 5809, Lots 1, 2 & 3**

On a vacant lot, the applicant proposes to construct a four (4) story, fifteen (15) unit residential building with a partial basement. The first floor proposes twenty-one (21) parking spaces, the second and third floors each propose one (1) studio unit and nine (9) one-bedroom units and the fourth (4th) floor proposes five (5) two-bedroom units. The site has area of 10,000 square feet and is located within the Multi-Family (MF) District of the Area 11 Redevelopment Plan. Variances are requested for lot area, as a minimum lot area of 22,000 square feet is required and 10,000 square feet is proposed; maximum building coverage as 85 percent is permitted and 88.76 percent is proposed; rear-yard setback as a minimum of fifteen feet is required and 2.98 feet is proposed; not providing a minimum of two (2) three-bedroom units; and parking, as thirty-two (32) parking spaces are required and twenty-one parking spaces are proposed. Additionally, three (3) units are below the minimum of 650 square feet, tenant storage rooms and an indoor bicycle storage room are not provided. **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, CALL TO SCHEDULE AN APPOINTMENT 973-321-1343 OR EMAIL MPEREZ@PATERSONNJ.GOV.

JANICE NORTHROP, CHAIRWOMAN
MIRIAM R. PEREZ, BOARD SECRETARY