



CITY OF PATERSON PLANNING BOARD

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AGENDA

SPECIAL MEETING OF THE PLANNING BOARD

DATE: MONDAY, MAY 13, 2024
TIME: 6:30 P.M & 7P.M.
PLACE: **MOVED TO CABLE STUDIO
77 ELLISON ST**

THE FOLLOWING MATTERS WILL BE HEARD:

1. Nicholas Marino

149-161 Maple Street; Block 1410, Lots 10, 10.01&10.02

The applicant proposes a merger of the lots and construct a four-story residential building for a total of twelve (12) residential units on the southern side of the property. The first floor proposes a lobby, a package area, mailboxes, an elevator, a refuse/recycle room, and two staircases. Additionally, this floor proposes a total of twelve (12) parking spaces including two (2) electric vehicle-charging stations. The second floor proposes two (2) one-bedroom units, two (2) two-bedroom units and 490' square feet amenity area. The third and fourth floors each propose 2 one-bedroom units, 2 two-bedroom units and 317 square feet of amenity area. The subject property has lot area of 16,446 square feet and is located in the RA-2 zone of the First Ward Redevelopment Plan. Variances are requested for the following: rear setback, as 20 feet is required and 16.41 feet is proposed; number of the stories, as a 3.5 story building is permitted, and a 4 story building is proposed; open space and amenity area, as 1,800 square feet of amenity area is required and 1,124 square feet of amenity area is proposed, the width of the driveway, as 12 feet is permitted and 24 feet is proposed, and parking, as fifteen (15) off-street parking spaces are required for the proposed building and two (2) electric vehicle spaces are credited toward reducing the requirement to thirteen (13) spaces and twelve (12) spaces are proposed, leaving a variance request of one (1) parking space. **Requires Site Plan Approval and Bulk Variances.**

Carried from Canceled meeting of May 13th, 2024. (FIRST APPEARANCE)

2. Seely Street Properties, LLC

22-24 Seely Street; Block 6308, Lots 26 & 27

On the combined 5,000 square foot lot, the applicant proposes to construct a new three-story residential building with a total of eleven (11) units. The existing structures on the site are to be demolished. The first floor proposes a barrier free studio unit, two stairwells a sprinkler room, a refuse and recyclable room, tenant amenity room, a mail and package area and seven (7) parking spaces. The second and third floors are identical in layout and propose five (5) one-bedroom units on each floor. This proposal is within the RA-2 Zone of the Fifth Ward Redevelopment Plan. Variances are requested for the following: both side yard setbacks; as 5 feet is required on each side setback from the property lines and as the western side lot line proposes a six foot paved setback, a three foot landscape buffer is not provided and on the eastern side lot line the building is placed on the property line and does not provide either the 5 foot setback or the 3 foot landscape buffer from the property line. A rear-yard setback of 20 feet is required and 2 feet is proposed and does not incorporate the full 3-foot landscaped buffer. A maximum lot building coverage of 60 percent is permitted and 72 percent is proposed. A maximum lot impervious coverage of 80 percent is permitted and 96 percent lot impervious coverage is proposed. Open/Amenity space of 1,650 square feet is required and 370 square feet is proposed. Eleven (11) parking spaces are required; seven (7) parking spaces are provided, including one EV space, resulting in a variance request of three (3) parking spaces. An eleven (11) foot wide access driveway, including a three (3) foot easement from adjacent lot 28 to the west is indicated, which is less than the twelve (12) feet required for a driveway in the RA-2 zone, requiring a variance. **Requires Site Plan Approval and Bulk Variances. Carried from Canceled meeting of May 13th, 2024. (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**