



CITY OF PATERSON PLANNING BOARD

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MAYOR'S REPRESENTATIVE

Delbres Claudio

COUNCIL REPRESENTATIVE

Shahin Khalique

AGENDA

REGULAR MEETING OF THE PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, OCTOBER 16, 2024
TIME: 6:30 P.M.
LOCATION: TELEVISION STUDIO
77 ELLISON STREET

THE FOLLOWING MATTERS WILL BE HEARD:

- 1. Project ID# A2023-076**
Mauro Martinez
118 Marshall Street
Block 5904, Lot 15

The applicant proposes to construct a new three-story residential building for a total of two (2) units on a 2,875 square foot vacant lot. The first floor proposes a two car-garage, a mechanical closet, two unfinished storage rooms, a refuse area and a staircase. The second and third floors each propose a three-bedroom unit. This proposal is located within the R-4 High Density Residential District. Variances are requested for the following: lot area, as a minimum lot size of 5,000 square feet is required and 2,875 square feet is existing; lot width, as 50 feet is required and 25 feet is existing; maximum building coverage, as 40 percent is permitted and 50 percent is proposed, and parking, as four (4) off-street parking spaces are required and three (3) spaces are proposed: two (2) spaces in a tandem arrangement within the garage, and one (1) space in the front yard setback.

Requires Site Plan Approval and Bulk Variances

-FIRST APPEARANCE

- 2. Project ID# A2024-045**
7 Godwin Avenue, LLC
7 Godwin Avenue
Block 3605, Lot 27

On the vacant lot, the applicant proposes to construct a new three-story residential building with a total of two (2) units. The first floor proposes a staircase to the upper floors and a separate entrance to the first 3-bedroom unit that extends to half of the second floor. The second floor proposes the second 3-bedroom unit that extends to the other half of the second floor and extends to the third floor. The parcel has area of 1,098 square feet. This proposal is within the RA-2 Zone of the Fourth Ward Redevelopment Plan. Variances are requested for the following: one side- yard setback, as a minimum of three feet is required and zero feet is provided; rear-yard setback, as a minimum of ten feet is required and four feet and two inches is proposed; maximum building coverage as 60 percent building coverage is permitted and 74 percent building coverage is proposed; maximum lot impervious coverage as 80 percent impervious coverage is permitted and 89 percent impervious coverage is proposed.

Requires Site Plan Approval and Bulk Variances

-FIRST APPEARANCE

**3. Project ID# A2023-107
AA Paterson, Inc.
142-146 Nagle Street
Block 5011, Lot 21**

The applicant proposes to subdivide the existing 7,500 square foot parcel into three lots. Proposed lot 21.01 is to contain the existing one and a half story single unit dwelling and a proposed second floor addition that will enlarge it to a two and a half story five bedroom dwelling on a 2,500 square foot lot. Proposed lots 21.02 and 21.03 are to contain proposed three-story, two-unit dwellings on proposed 2,500 square foot lots. This proposal is located within the R-2 Low-Medium Density Residential District. Proposed lot 21.01 requests variances for lot area as 5,000 square feet is required and 2,500 feet is proposed, lot width, as a minimum lot width of fifty (50) feet is required and twenty-five (25) feet is proposed, front-yard setback as a minimum of twenty (20) feet is required and zero feet exists, combined side-yard setback, as fourteen (14) feet of combined side-yard setback is required and 2.28 feet of total side-yard setback is proposed, and parking, as 3 parking spaces are required and zero parking spaces are proposed. Proposed lot 21.02 and 21.03 request variances for lot area as 5,000 sq. ft. is required and 2,500 sq. ft. is proposed, lot width, as fifty (50) feet is required and twenty-five (25) feet is proposed, front-yard setback as a minimum of twenty (20) feet is required and 6.52 feet is proposed, combined side-yard setbacks, as a minimum of fourteen (14) feet is required and six (6) feet is proposed, being three (3) feet each on the side-yards of lots 21.02 and 21.03, whereas a combine side-yard setback of fourteen (14) feet is required, maximum lot coverage, as forty (40) percent is permitted and 41.12 percent is proposed and parking, as four (4) parking spaces are required, two are proposed in a tandem arrangement inside the garage and two (2) parking spaces on each lot require a variance.

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances

-FIRST APPEARANCE

4. 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 MTORRES@PATERSONNJ.GOV.

**JANICE NORTROP, CHAIRWOMAN
MAYRA TORRES-ARENAS ACTING BOARD SECRETARY**