



CITY OF PATERSON

PLANNING BOARD

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COUNCIL REPRESENTATIVE

Shahin Khalique

AGENDA

REGULAR MEETING OF THE PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, JANUARY 15, 2025
TIME: 6:30 P.M.
LOCATION: TELEVISION STUDIO
77 ELLISON STREET

THE FOLLOWING MATTERS WILL BE HEARD:

- 1. Project ID# A2022-0108**
Felix Ventura
16-18 Belle Avenue
Block# 102, Lot# 6

The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots. Proposed lot 6.01 is to contain the existing two-and-a-half-story, two-family dwelling on a proposed 2,500 square foot lot. Proposed lot 6.02 is to contain a proposed three-story two-unit dwelling on a proposed 2,500 square foot lot. This proposal is located within the RA-1 Zone of the First Ward Redevelopment Plan. Proposed lot 6.01 requests variances for front-yard setback (maximum 7 feet permitted and 7.66 feet existing), side yard setback (three (3) feet required and zero (0) feet existing on the western side yard), and parking (three off-street parking spaces required, and zero parking spaces proposed). Proposed lot 6.02 requests variances for front-yard setback (maximum seven (7) feet permitted and thirteen (13) feet proposed), number of the stories (2.5 stories permitted and 3 stories proposed), maximum width of the driveway (twelve (12) feet permitted and fifteen (15) feet proposed), and parking (four off-street parking spaces required and two off-street parking spaces proposed inside the garage in tandem).

Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances.

-FIRST APPEARANCE

- 2. Project ID# A2024-035**
Omar Saleh
89-91 Bloomfield Avenue
Block# 5405, Lot(s)# 16 & 17

The applicant proposes to construct a three-story, five (5) unit residential building on a 5,000 square foot lot, located on the northern side of Bloomfield Avenue between Atlantic Street to the east and Pacific Street to the west. Both parcels are devoid of structures. The basement proposes utilities, a janitor's room, a refuse and recyclable room and two storage rooms. The first floor proposes parking for six vehicles, including one handicap space, a staircase and a handicap accessible 2-bedroom unit. The second floor and third floors proposes two 2-bedroom units on each floor. Variances are requested for lot area; 8,250 sq. ft. required and 5,000 sq. ft. provided; lot width, fifty (50) feet provided and eighty (80) feet required; combined side-yard setback, fourteen (14) feet required and twelve (12) feet provided; rear-yard setback of twenty-five (25) feet is required and ten (10) feet is proposed;

maximum building coverage is permitted at forty percent (40%) and as forty-two percent (42%) is proposed; each two-bedroom unit requires two parking spaces, for a total of ten off-street parking spaces, an electric vehicle credit reduction of two parking spaces reduces the required parking requirement to eight parking spaces and six off-street parking spaces are proposed; and open space, 1,250 sq. ft. required and 700 sq. ft. proposed. This proposal is located within the Residential District "R" of the Area 11 Neighborhood Redevelopment Plan.

Requires Site Plan Approval and Bulk Variances.

-FIRST APPEARANCE, CARRIED FROM DEC-18-24

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, FROM 9:00A.M. TO 4:00P.M., MONDAY THROUGH FRIDAY, CALL TO SCHEDULE AN APPOINTMENT 973-321-1343 OR EMAIL: MATORRES@PATERSONNJ.GOV.

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