



CITY OF PATERSON PLANNING BOARD

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AGENDA

REGULAR MEETING OF THE PLANNING BOARD

THESE MATTERS MAY BE CALLED DIFFERENTLY THAN LISTED

DATE: WEDNESDAY, FEBRUARY 5, 2025
TIME: 6:30 P.M.
LOCATION: TELEVISION STUDIO
77 ELLISON STREET

THE FOLLOWING MATTERS WILL BE HEARD:

- 1. Project ID# A2022-089**
Asma Malique
265-267 Edmund Avenue
Block# 1304, Lot# 3

The applicant proposes to amend the previous conditional approval granted on September 20, 2023. The applicant previously proposed to subdivide the existing 6,614 square foot parcel into two lots, one containing an existing two-story two-family dwelling and the other a proposed three-story two-family dwelling. The current proposal includes finishing the attic space by raising the height and expanding the number of the stories that can be utilized as the third floor storage area. Additionally, the applicant is amending the front entrance design to add a new covered front porch. As a result of these changes, a variance will be required for the number of the stories, as a maximum of three stories is permitted and a four-story building is proposed.

Requires Site Plan Approval and Bulk Variances.

-AMENDMENT

- 2. Project ID# A2023-109**
88 Madison Avenue, LLC
88 Madison Street
Block# 6108, Lot(s)# 11

The applicant proposes to legalize the existing third residential unit located in the attic; the building is currently a legal two-family dwelling. The existing basement level indicates a storage area, an unfinished basement area, a mechanical room and a bathroom. The existing first and second floors each contain a three-bedroom unit. The existing attic plan indicates an existing three-bedroom unit. The proposed attic plan indicates a two-bedroom unit, a new closet and a new fire-escape. The parcel has a lot area of 2,500 square feet. This proposal is within the RA-2 Zone of the Fifth Ward Redevelopment Plan. Variance are requested for the following: minimum lot area, as 5,000 square feet is required and 2,500 square feet is existing; lot width, as 50 feet is required and 25 feet is existing; front yard setback, as a minimum of 3 feet is required and 1.3 feet is existing, and side-yard setback, as 5 feet is required, and 0 feet and 2.4 feet are existing for the northern and southern side yards respectively.

Requires Site Plan Approval and Bulk Variances.

-FIRST APPEARANCE

**3. Project ID# A2024-066
255 Main Street, LLC
249-255 Main Street
Block# 6201, Lot(s)# 1**

The applicant proposes to convert the existing second and third floors of the three-story building to residential units. The present use is commercial businesses on the first floor, which shall continue. The upper floors were previously used for offices and storage. The parcel contains 2,523 square feet and is located on the southwest corner of Main Street and Market Street and is within the B-4 Downtown Historic District. The second and third floors each propose three 1-bedroom units for a total of six (6) residential units. Variances are requested for Amenity Space, as each unit requires 200 square feet for a total of 1,200 square feet and zero square feet is proposed, and for parking, as each one-bedroom unit requires one parking space, for a total of six (6) off-street parking spaces and zero off-street parking spaces are provided.

Requires 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 MATORRES@PATERSONNJ.GOV.

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