



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, MARCH 12, 2025
TIME: 6:30 P.M.
LOCATION: CITY HALL
COUNCIL CHAMBERS 3RD FLOOR

THE FOLLOWING MATTERS WILL BE HEARD:

- 1. Project ID# A2023-065**
Roselys Ramirez
25-29 North 3rd Street
Block# 304, Lot# 7 & 8

The applicant proposes a merger of the lots and a re-subdivision of the total combined lot area of 6,250 square feet into two lots. Proposed lot 7.01 is to contain the existing three-family three-story dwelling on a proposed 3,000 square foot lot. Proposed lot 8.01 is to contain a proposed three-story two-unit dwelling on a proposed 3,250 square foot lot. This proposal is located within the RA-2 Zone of the First Ward Redevelopment Plan. Proposed lot 7.01 requests variances for lot area (5,000 square feet required and 3,000 square feet proposed), lot width (50 feet required and 30 feet proposed), front-yard setback (maximum 10 feet permitted and 11.99 feet existing), side yard setback (5 feet required and 0.73 feet existing on the eastern side yard), open space and amenity area (450 square feet required and 225 square feet proposed), parking (six off-street parking spaces required, and two parking spaces proposed in tandem), parking within the front yard setback (no parking spaces are permitted and one space is proposed within the front yard setback), and parking setback (3 feet required and 0 feet proposed on the western side yard). Proposed lot 8.01 requests variances for front-yard setback (maximum 7 feet required and 15 feet proposed), number of the stories (2.5 stories permitted and 3 stories proposed), parking within the front yard setback (no parking spaces are permitted and one parking space for lot 7.01 is proposed within the front yard setback of lot 8.01 in the easement area), parking setback (3 feet required and 0 feet proposed on the eastern side yard), and parking arrangement (two proposed parking spaces are in tandem inside the garage).

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

-ADJOURNED FROM Jan-08-2025

- 2. Project ID# A2022-0125-2**
East 35th Street Holdings, LLC
503-505 East 35th Street
Block# 7901, Lot(s)# 30

On an existing 5,000 square foot vacant lot, the applicant proposes to construct a nine (9) space parking lot that is to include one handicap parking space to be used for employee and visitor parking for the Parkview Construction Company, Inc. located at 703-309 21st Avenue; Block 7901, Lot 28 and 507-515 East 35th Street; Blok 7901, Lot 29. A 24 foot depressed curb-cut and apron proposes access to East 35th Street for the parking lot only. The adjacent properties share a common mailing address

with the applicant. As per Section 300-6 SITE PLAN REVIEW; 300-6.1 Actions Requiring Site Plan Approval; B. Applications involving the construction, alteration, or addition of parking facilities containing five (5) or more parking spaces an application is required. The property in question is adjacent to an I-1 zone, wherein lots 28 & 29 are within. Lot 30 is within an R-2 zone. Vehicles are currently parked on lot 30, which is an unpaved lot and without on-site drainage facilities. A variance is required to park the vehicles use for the adjacent business in the R-2 zone.

Requires Site Plan Approval and Bulk Variances.

-FIRST APPEARANCE

- 3. Project ID# A2022-0125-2**
- Philip DiLisio**
- 125 Keen Street**
- Block# 3006, Lot(s)# 13**

On a 2,016 square foot vacant lot, the applicant proposes to construct a new three-story residential dwelling with a total of 2 three-bedroom units. The first floor proposes two tandem vehicular parking spaces, an unfinished storage room, mechanical units, a washer and dryer and a refuse/recycling room. The second and third floors each propose 1 three-bedroom unit. This proposal is within the R-2 One and Two Unit Residential Zone. Variances are requested for the following: Lot Area, as a minimum lot area of 5,000 square feet is required and 2,016 square feet is existing; lot width, as a minimum lot width of 50 feet is required and a lot width of 27 feet is existing; front-yard setback; as a minimum front-yard setback of 20 feet is required and 10 feet is proposed; side-yard setbacks; as a minimum of 4 feet is required on one side and a combined side-yard setback of 14 feet is required, and 3 feet 1 inch is proposed on each side-yard for a combined side-yard setback of 6 feet 2 inches; a maximum building coverage of 40 percent is permitted and the applicant proposes a building coverage of 56 percent; and parking, as a total of four off-street parking spaces are required and 2 off-street parking spaces are proposed.

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 MTORRES@PATERSONNJ.GOV.

JANICE NORTHROP, CHAIRWOMAN
MAYRA TORRES-ARENAS ACTING BOARD SECRETARY