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Mayor

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## **CITY OF PATERSON** **PLANNING BOARD**

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### **COMMISSIONERS**

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Hector L. Nieves, Jr.

### **MAYOR'S REPRESENTATIVE**

Jesus R. Castro

### **COUNCIL REPRESENTATIVE**

Maritza Davila

**DATE:** Wednesday, April 19, 2017  
**TIME:** **6:30 p.m.**  
**PLACE:** City Hall  
Council Chambers, 3<sup>rd</sup> Floor

### **AGENDA:**

1. Passaic County Towing and Recovery, LLC  
103-107 Fair Street; Block 3706, Lot 2 & 94-110 Hamilton Avenue; Block 3706, Lot 1  
The applicant proposes to operate an existing paved lot for the monthly rental of parking spaces for buses, cars, and small commercial vehicles for surrounding businesses and residents. The warehouse building on the site is to be used for storage. The towing of vehicles and the storage of towed vehicles are prohibited. The lot is to be striped to indicate spaces for sixty-six (66) vehicles. Access is from Fair Street only. The parcels have total area of 44,857 square feet. The parcels are located in the B-4 Central Business District.  
Requires Site Plan Approval and Bulk Variances
2. Courtland Lofts, LLC & 81 Court Street, LLC  
47-57 Camden Street; Block 5607, Lot 1 & 81-91 Court Street; Block 5607, Lot 2  
Courtland Lofts, LLC obtained approval on December 3, 2014 to remove several one and two-story structures from the existing 1.25 acre site at 47-57 Camden Street and to rehabilitate the existing three-story "L" shaped brick building that remained into 58 studio, one-bedroom and two-bedroom apartments. Court Street, LLC proposes to demolish the existing one-story brick building on Lot 2 and construct a five-story mixed use building consisting of parking and retail stores on the first floor and apartments on the second, third, fourth, and fifth floors. An amended parking plan and a shared access and parking agreement between Lot 1 and Lot 2 is proposed. Lot 2 has area of 19,200 square feet. The parcels are located in the Multi-Family District of the Area 11 Redevelopment Plan.  
Requires Site Plan Approval and Bulk Variances
3. Applicant: Alessandro Palazzo, 133 Gordon Avenue, Totowa, NJ 07512  
Property: 989 East 22<sup>nd</sup> Street, Block 8904, Lot 20 and 449-451 21<sup>st</sup> Avenue, Block 8904, 21  
Extension of time for the filing of Minor Subdivision Deeds due to title search and easement recording requirements. The extension, if granted, will be to April 30, 2017.
4. Applicant: 103 Lily Street, LLC, 20-21 Wagaraw Road, Fair Lawn, NJ 07410  
Property: 192 Jefferson Street, Block 503, Lot 36 and 103 Lily Street, Block 503, Lot 41  
Extension of time for the filing of Minor Subdivision Deeds due to title search and easement recording requirements. The extension, if granted, will be to April 30, 2017.

5. Applicant: Jorge Mejia, 60-64 Dover Street, Paterson, NJ 07513  
Property: 60-64 Dover Street; Block 6402, Lots 8, 9, and 10  
Extension of time for the filing of Minor Subdivision Deeds due to title search and easement recording requirements. The extension, if granted, will be to April 30, 2017.
6. Adoption of minutes.
7. 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, 4<sup>th</sup> Floor, Paterson, New Jersey, 8:30 a.m. to 4:30 p.m., Monday through Friday.

**ALA ABDELAZIZ, CHAIRMAN**  
**MARGARITA RODRIGUEZ, SECRETARY**