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Mayor

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

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### **COMMISSIONERS**

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### **ALTERNATES**

Stacey A. Coleman  
Hector L. Nieves, Jr.

### **MAYOR'S REPRESENTATIVE**

Jesus R. Castro

### **COUNCIL REPRESENTATIVE**

Maritza Davila

**DATE:** Wednesday, May 24, 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  
**(CARRIED FROM APRIL 19, 2017 MEETING)**
2. Paramount Assets, LLC  
362-368 Broadway; Block 4202, Lots 1, 2, 3, 22 & 23  
The applicant was previously conditionally approved on January 4, 2017 to renovate an existing 9,672 square foot one-story building on the southeast corner of Rosa Parks Boulevard and Broadway for commercial use and to construct an 870 square foot one story entry vestibule located between the 9,672 square foot building and the to be renovated adjacent office building. Said office building received conditional approval to construct a new fourth floor to the existing three-story building. The building is to be converted into residential use consisting of a new stair tower and thirty-nine (39) residential units. The applicant currently proposes to construct a 5,264 sq. ft. Laundromat space within a portion of the existing 9,672 sq. ft. building. The Laundromat proposes sixty (60) washing machines. Parking requirements for Laundromats are one space for every two washing machines. As sixty (60) washing machines are proposed, 30 parking spaces are required. The two remaining retail spaces have a total area of 4,606 sq. ft. Retail spaces require one parking space per every 600 square feet; necessitating a parking requirement of eight (8) parking spaces. The Redevelopment Plan allows for the first 5,000 square feet of floor area to be deducted from the parking requirement. This proposal is within the General Commercial Zone of the Fifth Ward Redevelopment Plan.  
Requires Site Plan Approval and Bulk Variances
3. Passaic County Community College  
113-119 College Boulevard; a/k/a 113-119 Van Houten Street; Block 4402, Lot 8  
The applicant proposes to renovate and occupy the existing three-story building for academic use. The building will undergo an interior renovation and minor repair work to the exterior masonry façade. The first floor is proposed to be used for vocational use, classrooms and lab space. The second and third floors are proposed

to be used for classroom and lab/tech space. The parcel has total area of 9,837 square feet. This proposal is located within the B-4 Downtown Central Business District.

Requires Site Plan Approval and Bulk Variances

4. Paramount Assets, LLC  
404-408 Main Street; Block 5901, Lot 9  
The applicant requests that the Planning Board schedule this application prior to the termination of a previously recorded easement that granted the owners of adjacent Block 5901, Lot 8, a/k/a 402 Main Street a right of vehicular access onto Block 5901, Lot 9, a/k/a 404-408 Main Street. The current proposal indicates a building addition of 3,524 square feet on Lot 9 that would prevent vehicular access from Lot 8. This proposal is located within the B-2 Community Business District. Staff to the Planning Board requests that the Planning Board Commissioners and Board Attorney offer guidance on proceeding.
5. The Planning Board will hear a request for Extension of Time for the filing of Minor Subdivision Deeds on the applications listed below due to title search and easement recording requirements. The extension requests, if granted, will be to August 30, 2017.  
APPLICANT: Vreeland Avenue, LLC, P.O. Box 295, Montville, N.J. 07045  
PROPERTY: 549-553 East 38<sup>th</sup> Street and 764-768 21<sup>st</sup> Avenue  
Block 7904, Lots 1 and 33
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**