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CITY OF PATERSON **PLANNING BOARD**

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COUNCIL REPRESENTATIVE

Maritza Davila

DATE: Wednesday, June 7, 2017
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

1. 131 Ellison Street Redevelopment Plan Review
The Planning Board will hear a presentation by Heyer, Gruel & Associates pertaining to the proposed Redevelopment Plan for the parcel known as 131 Ellison Street Redevelopment Plan. After hearing the presentation the Board may entertain discussion, make recommendations, and transmit a report to the City Council as to the consistency of the Plan with the City's Master Plan.
2. Z & S Developers, LLC
20-22 Genessee Avenue; Block 6910, Lot 20
The applicant proposes to subdivide the existing 7,500 square foot parcel into two lots containing 3,750 square feet each. Each proposed lot will have width of 37.50 feet and depth of 100 feet. The applicant proposes to construct a new three-story, two-family dwelling on each of the proposed 3,750 square foot lots. An existing concrete driveway and an existing one-story masonry building is to be removed on the parcel. This proposal is located within the R-2 Low-Medium Density Residential District.
Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances
3. Roual Ahmed
102-104 Kearney Street; Block 912, Lot 31
The applicant proposes to subdivide the existing 5,000 square foot parcel into two lots containing 2,500 square feet each. Each proposed lot will have width of 25 feet and depth of 100 feet. The applicant proposes to construct a new three-story, two-family dwelling on one of the proposed 2,500 square foot lots. An existing two and a half story two-family dwelling is to remain on the other proposed 2,500 square foot lot. Additionally, the applicant proposes to remove the existing two-car garage on the northeast corner of the lot. This proposal is located within the R-3 High-Medium Density Residential District.
Requires Minor Subdivision Approval, Site Plan Approval and Bulk Variances
4. Paramount Assets, LLC
404-408 Main Street; Block 5901, Lot 9
The applicant proposes to construct a first floor building addition of 3,524 square feet onto the existing 6,043 square foot one-story masonry building. The building will have 9,567 square feet of total area. The parcel has total area of 10,578 square feet. To construct the addition, the existing access easement with adjacent Block 5901, Lot 8 will need to be terminated. This proposal is located within the B-2 Community Business District.
Requires Site Plan Approval and Bulk Variances

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5. Adoption of minutes.
6. 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, 8:30 a.m. to 4:30 p.m., Monday through Friday.

ALA ABDELAZIZ, CHAIRMAN
MARGARITA RODRIGUEZ, SECRETARY