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COUNCIL REPRESENTATIVE

Maritza Davila

DATE: Wednesday, August 2, 2017
TIME: 6:30 p.m.
PLACE: City Hall
Council Chambers, 3rd Floor

AGENDA:

- 1. First Ward Redevelopment Plan**
The Planning Board will hear a presentation by Heyer, Gruel & Associates pertaining to the proposed Redevelopment Plan for the First Ward Area. 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. Great Falls Redevelopment Plan**
The Planning Board will hear a presentation by Heyer, Gruel & Associates pertaining to the proposed Redevelopment Plan for the Great Falls Area. 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.
- 3. Public Service Electric and Gas Company**
151-163 East Railway Avenue; Block 7214, Lot 1
165-175 East Railway Avenue; Block 7214, Lot 5
The applicant proposes to upgrade, expand and modernize an existing substation. PSE&G currently operates a substation facility on Lot 5 that contains 22,691 square feet. The existing two-story building on Lot 5 is to be removed. The applicant is acquiring Lot 1 and will remove the existing buildings on the site. Lot 1 contains 57,782 square feet. The applicant proposes to merge the lots, construct a new two-story Gas Insulated Switchgear (GIS) and Control House Building and install new substation equipment. Access driveways are proposed on East Railway Avenue and Florida Avenue. This upgrade in equipment will improve system reliability and station capacity. The proposed electric process equipment includes the following: Transformers, disconnect switches, circuit breakers, GIS and Gas Insulated Buswork, and lightning protection. The parcels are located on the east side of East Railway Avenue, between Illinois Avenue to the south and Florida Avenue to the north. This proposal is located within the I-2 Heavy Industrial District.
Requires Site Plan Approval and Bulk Variances
- 4. 160 West Broadway Associates**
136-160 West Broadway; Block 604, Lot 1
The parcel contains an existing one-story masonry retail building divided into six (6) retail spaces. The applicant proposes to renovate and re-occupy 24,731 square feet of space last used as a food store. 6,702 square feet, formally used as storage space is to be converted to new food store retail space. 46 off-street parking spaces are indicated on the survey. The site has area of 1.60 acres and is located in the General Commercial District of the First Ward Redevelopment Plan.
Requires Site Plan Approval and Bulk Variances

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.

JANICE NORTHROP, CHAIRMAN
MARGARITA RODRIGUEZ, SECRETARY