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## CITY OF PATERSON PLANNING BOARD

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Stacey A. Coleman

### MAYOR'S REPRESENTATIVE

Jesus R. Castro

### COUNCIL REPRESENTATIVE

Maritza Davila

**DATE:** Wednesday, August 16, 2017  
**TIME:** 6:30 p.m.  
**PLACE:** City Hall  
Conference Room, 4<sup>th</sup> Floor

### AGENDA:

1. 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  
**(CARRIED FROM AUGUST 2, 2017 MEETING)**
2. Mahmoud Aburomi  
859-865 Main Street; Block 5705, Lots 15, 16 & 17  
The applicant previously received approval in 2015 to demolish the two existing buildings on Lots 16 and 17 which contained 7,500 square foot and to construct a three-story building with retail space on the first floor and apartments on the second and third floors. Construction has not commenced and the applicant has acquired adjacent Lot 15 which contains 2,500 square feet. The applicant now proposes a three-story building on a 10,000 square foot lot that will have retail space on the first floor and apartments on the second and third floors. This proposal is located within the B-2 Community Business District.  
Requires Site Plan Approval, Bulk Variances, and Passaic County Planning Board Approval
3. Investment Property Group, LLC  
213 Mill Street; Block 5904, Lot 32  
The parcel contains an existing two-story frame dwelling with a basement partially above ground. The first and second floors each contain a three-bedroom apartment. The basement contains an existing two-bedroom apartment that the applicant seeks to lawfully use. The parcel has area of 3,100 square feet and is located in the R-4 High Density Residential 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, Bulk Variances, and Passaic County Planning Board Approval
5. South Paterson Plaza  
408-418 Pacific Street & 405-407 Sussex Street  
Block 6902, Lots 4, 5, 6, 7, 21, & 22  
At the July 19, 2017 Regular Meeting of the City of Paterson Planning Board, deeds reflecting the earlier application approval for a minor subdivision were signed in accordance with the previously heard application. The applicant requests and extension of time to record the subdivision deeds to August 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.

**JANICE NORTHROP, CHAIRMAN**  
**MARGARITA RODRIGUEZ, SECRETARY**