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## **CITY OF PATERSON PLANNING BOARD**

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### **COUNCIL REPRESENTATIVE**

Kenneth McDaniel

**DATE:** Wednesday, June 4, 2014  
**TIME:** 7:00 p.m.  
**PLACE:** Council Chambers,  
Third Floor, City Hall

### **AGENDA:**

1. Dixon Avenue, LLC  
318 Dixon Avenue, Block 5303, Lots 9 & 12  
The applicant proposes to construct a new multi-family residential building with four units. The existing dwelling on the property will be removed. The lot has area of 15,000 square feet and is within the R-3 High-Medium Density Residential District.  
Requires Site Plan Approval and Bulk Variances
2. Nicholas Marino  
149-155 Maple Street; Block 1410, Lots 10 and 10.01  
The applicant propose to subdivide the existing 7,500 square foot lot into two lots containing 3,750 square feet each. A new 3-story two-family dwelling is proposed on each lot. The parcel is located in the Single and Two Family Medium-High Density Residential Zone of the First Ward Redevelopment Plan.  
Requires Subdivision Approval, Site Plan Approval and Bulk Variances
3. Public Service Electric and Gas Company  
465-479 River Street; Block 2903, Lot 24  
The applicant proposes upgrades to the existing substation known as the North Paterson Substation. The Station has been in operation for approximately 60 years. PSE&G proposes to upgrade and modernize the Station by installing new public utility process equipment in order to improve system reliability and station capacity. PSE&G will install new utility process transformers and equipment; construct a two-story combined Gas Insulated Switchgear and Control House Building; install lightning rods and masts; and upgrade the existing fencing around the perimeter of the Station. This proposal is located within the I-1 Light Industrial District.  
Requires Conditional Use Approval, Site Plan Approval and Bulk Variances
4. Adoption of minutes.
5. 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.

**ROBERT J. CORNISH, CHAIRMAN**  
**MARGARITA RODRIGUEZ, SECRETARY**

